

Invercargill City: Central City Area

Heritage Buildings Re-Assessment 2016

A report prepared for Invercargill City Council

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Esk Street 2016

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Executive Summary

Invercargill City has a significant legacy of two and three-storey, Victorian, neo-classical and early twentieth century buildings, which line its main shopping streets and provide a rich and interesting streetscape that reflects its long heritage. However, as with many cities, the once homogenous historic frontages have been broken up with later twentieth century commercial buildings that have diluted its heritage character. It is this mix of heritage and modern buildings that comprises the streetscape character of the Invercargill Central City Area ('CCA') today. This mixture poses issues regarding how, and if, the balance of heritage and modern buildings should be maintained. Such issues can only be answered through a grounded and robust understanding of the heritage significance and values of the historic buildings and structures in the CCA. This assessment report has aimed to provide such understanding through undertaking a detailed re-assessment of the heritage buildings within the CCA to ascertain their heritage value both at an individual level and in the context of the CCA's streetscape character.

The re-assessment of the Invercargill CCA Heritage Buildings Review identified that Tay Street, Dee Street and Esk Street are the '**crown jewels**' of the Invercargill CCA and should be considered from a perspective of the value they bring to the CCA and not from the perspective that they are a constraint to future development. It also identified that there is a need to place greater emphasis on the requirement for high quality, good, new design that is sympathetic and conscious of the heritage character of the CCA, in terms of frontages, storey heights and massing.

At a more specific level, the re-assessment identified

- Of the 169 buildings and structures surveyed for the 2016 re-assessment, sixty-four are listed on the NZ Heritage List and all of these have been recommended for continued inclusion as Tier 1 heritage buildings.
- Of the remaining 105 buildings, four buildings have been demolished prior to 2016 leaving 101 buildings in the Tier 2 category. Of these, 25 have been recommended for removal from the Tier 2 category due to being assessed as having either low or no identifiable heritage building value.
- Two Tier 2 buildings - the Public Trust Building and the Law Courts, have been recommended for inclusion in Tier 1 and to consider the possibility of their being entered on the NZ Heritage List.
- The former Railway Station to be added to the list of Sites of Local Significance.
- Hubber's Emporium Building to be added to the Dee Street Historic Area.
- Historic corner buildings to be retained as a priority with sympathetic and appropriate scale redevelopment behind as necessary.
- Verandahs retained where possible or sympathetically replaced.
- St Johns Anglican Church complex requires reconsideration of its historic values and to open possible discussions with HNZPT.

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Origin Consultants would like to thank the following people for their time and assistance during the preparation of this report:

- Invercargill City Council Planning – Pamela Gare and Terence Boylan
- Mick Hesselin, Architect (retired)
- Maureen Fox, former Chair, Southland Branch, New Zealand Historic Places Trust (former)

1. Introduction

1.1. Invercargill's historic city centre

The central city area of Invercargill contains a wealth of heritage buildings and structures that reflect its growth and development from an immigrant 'shanty' town in 1859 to a recognised city in 1929. Many of these buildings derive from the city's rapid growth in the last three decades of the nineteenth century and strongly reflect the Victorian idea of classicism as the ideal commercial frontage appropriate for an emerging city power. This design ideal continued through to the Edwardian period in the early twentieth century and, in spite of the worldwide depression that loomed during the 1930s, Invercargill architects produced some quality, Art Deco-influenced buildings between the 1920s and 1940s.

This heritage of commercial and municipal buildings has left Invercargill with a legacy of two and three-storey, neoclassical and later buildings that line the main shopping streets. However, as with many cities, the once homogenous frontages have become broken up and interspersed with later, twentieth century commercial buildings frequently with less architectural and streetscape character.

It is this mixture of heritage and modern buildings that today comprise the streetscape character of the Invercargill central city area ('CCA'). This poses issues regarding how, and if, the balance of heritage and modern buildings should be maintained. Such issues can only be answered through a grounded and robust understanding of the heritage significance and values of the heritage buildings and structures in the CCA.

This assessment report seeks to provide that understanding, and has undertaken a detailed survey of the heritage buildings within the CCA to ascertain their heritage value both at an individual level and in the context of the CCA's streetscape character.

1.2. The scope and need for the CCA Heritage Buildings Re-assessment 2016

In 1997 the first Heritage Buildings Review report was carried out by Oakley Gray Architects on behalf of Invercargill City Council (ICC), which surveyed an extensive area within the 'Green Belt' of the city (Oakley Gray 1997). Over 900 buildings were assessed for their heritage value, with 162 of these identified as of heritage significance, primarily for their architectural value.

The recorded buildings were subsequently incorporated into the 2005 Invercargill City District Plan (at present referred to as the *Operative Plan*), which is currently under review (referred to as the *Proposed Invercargill City District Plan (Decisions Version) October 2016*; henceforth referred to as the *Proposed District Plan* in this report). ICC have decided it would be appropriate and timely to re-assess the 1997 Heritage Buildings Review report in light of the ongoing CBD upgrade and national review of earthquake-prone building legislation. Origin Consultants were instructed to carry out the re-assessment of the CCA on behalf of ICC in July 2016.

Within the brief for the re-assessment, the original survey area from the 1997 Oakley Gray report was reduced slightly to focus primarily on the Central City Area between Tay (from Ythan Street), Dee (as far as Gala Street), Spey and Deveron Streets (Figure 1). The brief also required the re-assessment to review and update:

- the classification system established in the earlier assessment;

- the range of heritage values used in the assessment and bring them into line with current heritage practice; and
- identify the core heritage character area(s) of the CCA and make recommendations for their protection.

The re-assessment has not included any new historical research undertaken by the authors, but summarised existing, detailed historical research undertaken by Jenna Murray in 2003-04 for the Environmental and Planning Services Directorate, and provided by them for the project. Valuable interviews were undertaken with Invercargill architect Mick Hesselin (retired) and Maureen Fox, the former Chair of the Southland Branch of the (former) New Zealand Historic Places Trust. The authors are grateful for their time and the information provided.

The project brief did not include the requirement to comment on the structural capabilities of the buildings and sites within the survey group, but Origin Consultants are cognisant of the earthquake strengthening issues with regards to older structures and the forthcoming Earthquake-prone Buildings Amendment Act 2016.

All images in this report, unless credited otherwise, were taken by Origin Consultants.

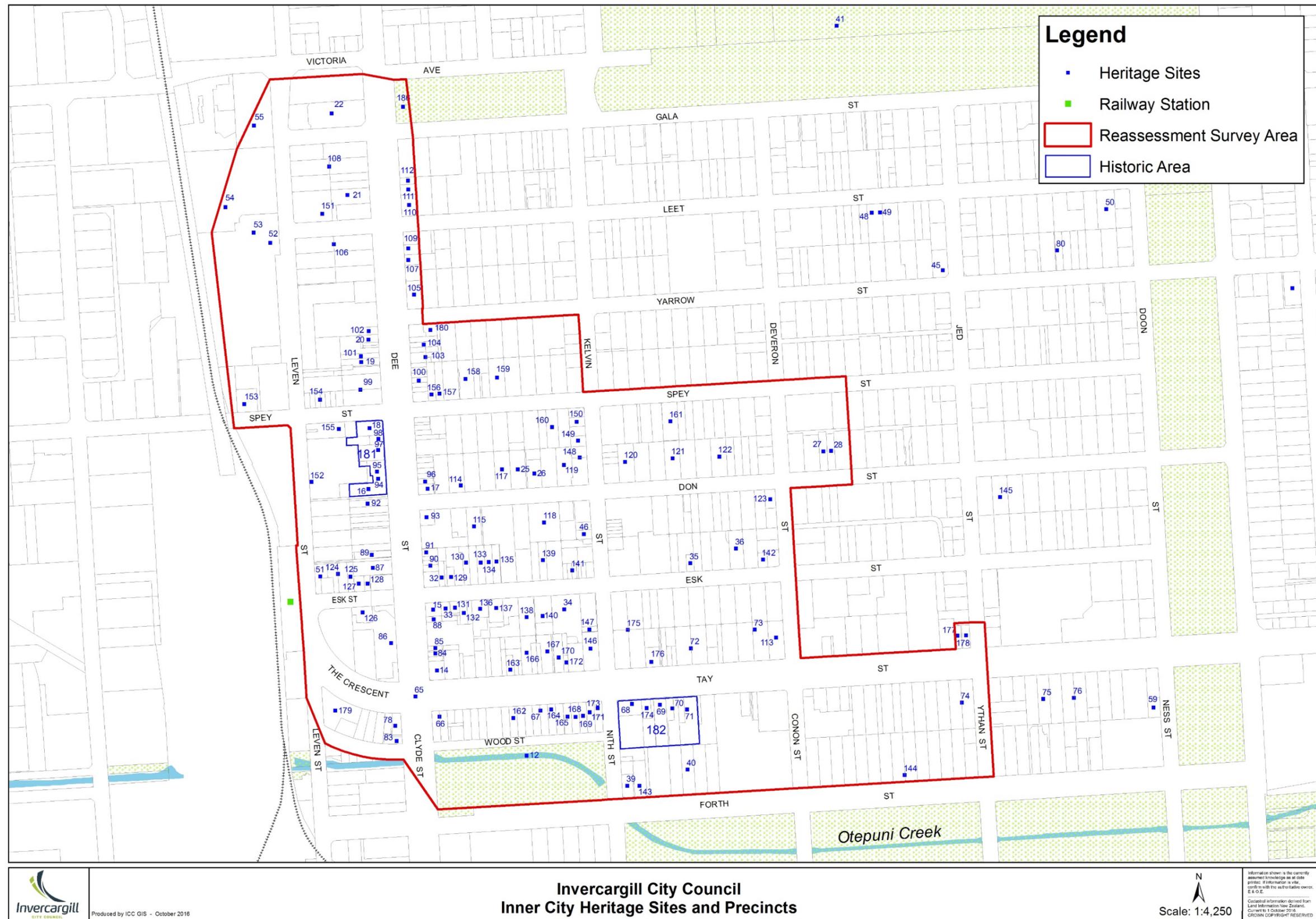


Figure 1: Boundaries of the 2016 re-assessment survey area (in red). Map: Invercargill City Council

1.3. Format of the report

The report is presented in two parts. The first part provides:

- an overview of the historical development of Invercargill;
- an analysis of the heritage character of the CCA;
- a discussion of the revised evaluation criteria;
- a summary of the results from the 2016 re-assessment; and
- recommendations and discussion of issues.

The second part of the report contains the 2016 re-assessment record in the form of a series of tables based on the Proposed District Plan (October 2016) lists contained in Appendix 2 – Heritage. These are presented as **Appendix A** of this report.

1.4. The report authors

This report was prepared by Dr Andrea Farminer, Principal Archaeologist for Origin Consultants and a member of the New Zealand Archaeological Association, ICOMOS New Zealand and a member of the Chartered Institute for Archaeologists (UK). Andrea specialises in both archaeological and heritage conservation assessment and planning management, and has considerable experience in evaluating built heritage areas.

Robin Miller is the Director of Origin Consultants and is a Chartered Building Surveyor with RICS 'Accreditation in Building Conservation'. He is a member of ICOMOS New Zealand and The Institute of Historic Building Conservation.

2. Heritage Values

2.1. Overview of Invercargill's built heritage character

Invercargill City History - Overview

In 1853, Walter Mantell, Commissioner of Crown Lands for Otago purchased the Murihiku Block (as Southland was known originally) from local Maori iwi, and established land for European settlement. In 1856, a petition was put forward to Thomas Gore Browne, the Governor of New Zealand, for a port at Bluff, which was agreed to, and the name 'Invercargill' was given to the site surveyed by John Turnbull Thomson as the province's new centre (Esler 2006; Figure 2). This reflected the Scottish roots of the early immigrants to Otago and Southland and the 'cargill' element honoured William Cargill, the Superintendent of Otago. Initially, the town's population remained small with more buildings than people, but as a result of the Otago gold rush, which began at Lawrence in 1861, both Invercargill's and Southland's population began to grow during the 1860s. Unlike the Central Otago townships, the gold rush did not bring such an economic boom to Invercargill, but its growth continued steadily due to the increase in sheep and dairy farming (Hall-Jones 2013).

During the early 1870s, as in other regions of New Zealand, Southland was affected by an economic decline stemming from poor returns from pastoral farming that in turn slowed the

population growth of the city. In 1874, Invercargill's population was less than 2,500, which reflected both a drift northwards to larger centres and a slow-down in the number of settlers arriving (Watt 1971). During the 1880s, the development of an export industry based on butter and cheese encouraged the growth of dairy farming in Southland and, alongside the development of local timber and coal industries, facilitated the establishment of a railway line to the port at Bluff. These helped reinvigorate the pace of growth in Invercargill. In December 1905, Invercargill voted in the local prohibition of alcohol sales and this lasted for 40 years until voted out by returning servicemen in the Second World War. By 1929 Invercargill had reached the magic population figure of 20,000 and officially became a city (Watt 1971).

In the early days of the town, Invercargill consisted of little more than shacks, cottages and modest timber commercial buildings. As the town developed commercially and government and institutions established themselves during the 1860s and 1870s, more formal and grander buildings began to be erected. These culminated in the neoclassical buildings of the Crescent and the Langland's Block, designed by Frederick William Burwell during the 1880s. The Edwardian period continued this preference for classical revival styles with increasing exuberance. However, the sea-change in architectural design that came about with the post-World War One period and the Art Deco movement of the 1920s and 1930s, brought a plainer and more streamlined theme to increasing numbers of Invercargill's buildings, new and old. With city status granted in 1929, Invercargill began to mature as a modern city and the replacement of its earlier nineteenth century buildings increased.

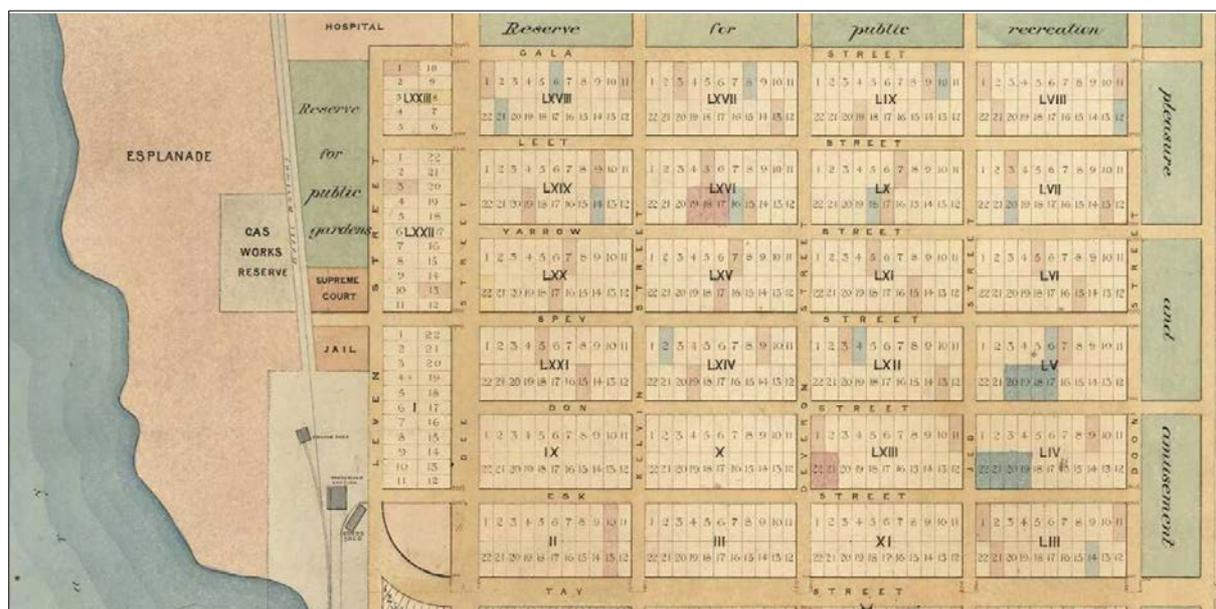


Figure 2: An extract from the 'General plan of the town of Invercargill, Province of Southland, N.Z.: compiled from the maps of Mr Butler's re-survey with proposed alterations & additions, January 1864; drawn by G.T. Stevens' in the Alexander Turnbull Library. Map: National Library of New Zealand

City Character: a commercial hub

Invercargill's built heritage character is strongly founded upon its commercial nature as an early small town that rapidly grew into a prosperous and developing city during the late nineteenth and early twentieth centuries. This development has left a legacy of Victorian, Edwardian and twentieth century commercial buildings of differing style, function and scale, which reflect Invercargill's former industrial, manufacturing, retail and transportation roles.

Amongst these buildings, the dominant built heritage character that appears on many frontages is the later Victorian and Edwardian 'classical revival' or 'Neo-Classical' style of the 1870s up to about 1920 (Figure 3). Arts and Crafts influenced styles also appear, followed by the new 'plainer' influences of the Art Nouveau and particularly Art Deco periods that began to be adopted from the 1920s and 1930s onwards. This Neo-Classical style was used predominantly for shop and retail street frontages, but also with notable effect for banks, government and other institutional buildings.

The classical commercial style typically comprises a basic brick front covered entirely with plaster or render to simulate stone, and features ornate moulded decoration (in plaster or occasionally stone) using classical motifs and styles. These include symmetrical arrangements of semi-circular or square headed windows often framed by pilasters or half-columns, quoins and storey bands, and on the upper sections, heavy cornices with dentils and/or modillions, and roof-level parapet walls often formed with balustrades. Depending on the taste, socio-economic standing and aspirations of the owner/occupier of a commercial premises, the level of ornamentation varied considerably, from relatively simple and unadorned classical designs to highly ornate and effusive frontages that attempted to attract as much notice as possible.



Figure 3: A view of The Crescent taken in 1910 illustrating the popular Neo-Classical style of architecture favoured for commercial premises in the late nineteenth and early twentieth centuries. *Photograph: Alexander Turnbull Library, National Library of New Zealand*

During the 1920s and particularly from the 1930s onwards, the taste for Victorian-style, ornate classicism changed considerably in the City, with a growing preference for plain, subtle and considerably muted commercial frontages that reflected the Art Deco taste for simple linear and geometric, moulded decoration and stylised shop signage (Figure 4). Some of the frontage parapets feature simple, stepped gables that continued to be raised above the level of the roof to provide a sense of height and scale, echoing the lines of earlier, Arts and Crafts gables. This preference for simplicity continued into the 1940s and 1950s in Invercargill and it is notable that a small number of buildings constructed during the 1940s still reflected the taste for Art Deco in their design. Other buildings reflected the increasingly popular International style that continued with the idea of simple lines and forms and the City has produced several quality examples of this era.



Figure 4: 53 Esk Street with 49 Esk Street to the right – early twentieth century neo-classical buildings with c.1930s and 40s Art Deco influenced alterations.

As Oakley Gray noted in their 1997 heritage report, a surprising number of Art Deco influenced buildings were present in the city centre (approximately 25% at the time of his original survey) and some of these buildings are included in the 2016 assessment although the figure has been somewhat reduced by intervening redevelopment and demolition. Gray also noted an increasing appreciation for this design style, which has continued to grow in appreciation over the last thirty years both in New Zealand and internationally.

Invercargill's built heritage character therefore can be divided into two basic eras:

- the decorative and classically-influenced Victorian and Edwardian mercantile frontages of the 1870s-1920s;
- the simpler, often plain and strongly linear/geometric mercantile frontages of the 1920-1950s.

Key architectural styles in the City (reproduced from Oakley Gray 1997: p.18-23)

There are a number of other, less numerous design styles that appear within the city centre such as Art Nouveau and Arts and Crafts style buildings, and these are outlined in the following section which is adapted from the Oakley Gray 1997 report.

1. The Victorian Era - 1837-1901

This era includes a number of recognised architectural styles including (Figures 5 & 6):

- *Romanesque* - Style prevalent in Europe until the advent of the Gothic style. The round arch is a characteristic.
- *Baroque* - A reaction against the classic style of the 17th and 18th Century. Characterised by exuberant decoration and expansive curvaceous forms.

- *Classicism* - A style consciously indebted to Greek or more often Roman art and architecture, characterised by emotional restraint, regularity of form and conservatism.
- *Gothic Revival* - A style of steep roofs, openings with pointed heads, steep peaked column tops and asymmetrical compositions.



Figure 5: 73-81 Dee Street on the corner with Don Street – designed by FW Burwell as part of the Langlands Block c.1885, in the Neo-Classical style typical of the CCA.



Figure 6: 38-42 Esk Street – Neo-Classical (left) and Venetian Gothic (right) inspired designs, constructed c.1911 and 1914 and continuing the classical style of the Victorian period.

2. The Edwardian Era - 1901-1910 (and up to c.1920 in architectural design)

Much of the earlier styles also carried through into this era, while looking slightly more modern in their execution.

- *Art Nouveau* - Decorative style of the later 19th and early 20th Century of ornamental and flowing designs, derived from organic forms (e.g. plants and flowers; Figure 7).
- *Arts and Crafts* - An early 20th Century style using predominantly local materials of brick, plaster and timber in a simplified form, incorporating several architectural styles including turrets, curved walls, Tudor gables, Georgian windows, Gothic painted arches etc. (Figure 8).



Figure 7: 28 Don Street – the Public Trust building constructed c.1920-21 to a design by CJ Brodrick and TP Roysds in Art Nouveau style.



Figure 8: 83 Dee Street/2 Don Street – the Alexandra Buildings constructed c.1901 to a design by CJ Brodrick in Arts and Crafts style.

3. The Art Deco Era - Mid 1920s - Late 1930s (and 1940s in Invercargill)

- Art Deco - A style of the 1920s and 1930s characterised in architecture by zig zags, chevrons, asymmetrical patterning and a streamlined, vertical effect. The detailing often had a distinctly abstract or highly stylised influence such as stylised flowers (Figures 9 and 10).



Figure 9: 88 Spey Street – Brays Buildings constructed c.1930 as auction houses for T MacGregor, with simple Art Deco vertical detailing.



Figure 10: 8 Esk Street West – the former Southland Health buildings, designed by CJ Brodrick and TP Royds c.1934 in Art Deco style, for the Southland Frozen meat & Produce Co.

4. International Style - Late 1930s - 1950s

- *International Style* - A term coined in America in the 1930s to refer to the new architectural style as created before World War I by Loos, Wright, Gropius and others and practised from the 1920s first in Europe and then during the 1940s and 50s more widely. Characteristics include a symmetrical composition, cubic shapes, absence of mouldings and large windows often in horizontal bands (Figures 11 and 12).



Figure 11: 112 Esk Street – the Scottish Hall, designed by Edward H. Smith c.1957 in a Modernist style.



Figure 12: 143 Spey Street – the former Southland Catchment Board building, designed by A Milne c.1955 in International style.

2.2. Heritage values in planning policy

Since the 1997 heritage report by Oakley Gray Architects, the understanding surrounding the concepts and range of heritage values appropriate to identifying and assessing historic heritage has expanded significantly. The 1997 survey referred to 'heritage values', but did not define them and focused on the architectural and aesthetic/streetscape qualities of the heritage buildings in the Invercargill CCA. Understanding what to assess in terms of the heritage values of the Invercargill CCA is critical, as this creates a level of transparency in the assessment process that is vital if building owners and tenants are to engage with the results of the assessment and the planning policy addressing them. As will be seen in the following examples, there is a considerable degree of overlap in the various heritage value elements, but a number of elements are common to all.

The **ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value** (2010), provides a set of best-practice guidelines for the conservation of New Zealand's cultural heritage, which constitutes a recognised benchmark for conservation standards and practice. The Charter identifies fourteen heritage values, both tangible and intangible that are associated with human activity:

- aesthetic
- archaeological
- architectural
- commemorative
- functional
- historical
- landscape
- monumental
- scientific
- social
- spiritual
- symbolic
- technological
- traditional

Equally, under the **Resource Management Act 1991(s2)**, historic heritage, which is defined as 'those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures', is derived from any of the following six qualities:

- archaeological
- architectural
- cultural
- historic
- scientific
- technological

It is the RMA heritage values that have set the benchmark for most district plans across New Zealand, including the Proposed District Plan.

Finally, the **Heritage New Zealand Pouhere Taonga Act 2014** (HNZPTA) identifies ten value elements, which fall within the above categories, when considering a place or area for inclusion on the New Zealand Heritage List/Rārangi Kōrero.

2.3. Proposed Invercargill City District Plan – Heritage Values

In terms of the heritage values already acknowledged through their inclusion in the proposed District Plan, these comprise the six basic value criteria stated in the RMA 1991. These are identified in Section 2.8 Heritage, under sub-section 2.8.4/Methods of Implementation/Method 3. In addition, the value assessment criteria include Vulnerability as a value, and 'Items, areas and values of cultural, spiritual and traditional significance to tangata whenua' as a further

value to be assessed. Section 2.8.4 (p.2-32) of the Proposed District Plan notes that 'When additional structures, areas and places are drawn to the Council's attention, determination of whether they shall be protected by the District Plan will be based on an assessment of their value according to the following criteria:

- A. Archaeological
- B. Architectural
- C. Cultural
- D. Historic
- E. Scientific
- F. Technological
- G. Vulnerability
- H. Items, areas and values of cultural, spiritual and traditional significance to tangata whenua'

Looking specifically at these eight values in terms of the re-assessment of the Invercargill CCA, not all of the values are immediately relevant to, or sufficient for, the present assessment, for different reasons.

Archaeological value can and does pertain to heritage buildings, however in the context of this assessment, archaeological values will be difficult to either identify (e.g. if below-ground or within a building) or quantify (e.g. if hidden behind modern shop frontages). Therefore making an objective and informed assessment of the archaeological values of the buildings and some of the streetscape features will be problematic. On this basis, archaeological values will be subsumed into the historic values of building or structure and highlighted only where it is has already be identified as of archaeological value (for example, if it listed in the New Zealand Archaeological Association Site Recording Scheme).

Cultural values will also include elements of social, spiritual, symbolic and commemorative values where they are present, to reflect the range of intangible values recommended by the ICOMOS NZ Charter 2010. 'Cultural' value is a very open-ended term, and in the context of this assessment, will be used to address those elements of the Invercargill CCA built heritage that are less visible, but still a significant part of a building or structure's value.

Scientific and technological values are distinct values yet can overlap in terms of a building or structure's construction, original or historic purpose and people associations. Therefore these values are considered together under the single category of technological value.

Tangata whenua values are considered to be less relevant to the Invercargill CCA heritage buildings assessment on the basis that the existing buildings and streetscape primarily reflect late nineteenth century European architectural and cultural values and influence. However, this does not preclude that associations with Māori were likely to have existed during the construction and settlement of Invercargill and may have played a significant role in its development. If and where such relationships with tangata whenua are known or identified, they will be noted in the assessment.

Finally, vulnerability is included under Section 2.8.4 Method 3 of the Proposed District Plan as part of the value criteria. However, in the Authors' opinion, vulnerability is not a heritage value, but a 'status' that heritage buildings and areas might be subject to. In effect, the vulnerability of an historic streetscape, building, structure or feature is part of the decision-making path that assesses whether its alteration or demolition – in part or completely – will affect the combined heritage values of the site. This is addressed further in Section 2.4.

Drawing these points together and in line with the criteria set out under Section 2.8 of the Proposed District Plan, the re-assessment of the Invercargill CCA heritage buildings will be based on the following heritage values.

- i. **Architectural value:** including aesthetic, streetscape and design/group associations, and craftsmanship.
- ii. **Cultural value:** including social, spiritual, symbolic and commemorative
- iii. **Historic value:** including association with important events, activities, people or groups.
- iv. **Technological value:** including technological and scientific associations with people, practices and objects.

2.4. Assessment criteria - evaluation

Establishing what to assess and how to assess it, are two different processes. This section outlines what questions have been asked of the individual and collective heritage values of a building or structure within the Invercargill CCA, to assess its level of significance and contribution both on its own merits and as part of the wider streetscape.

The 1997 HBR survey set two basic criteria for their assessment:

- The buildings were restricted to commercial or community buildings, or were houses on the periphery of the commercial area that had been converted for commercial use;
- How each building contributed to the overall heritage values of the city (with these values remaining undefined).

To answer the latter point, each building was considered in the context of the question: would the demolition of this building affect, and be a loss to, the overall heritage value of the city? If the assessment was yes, it was classified into three classes with 1 the highest.

Current heritage assessment practices require more detailed and transparent criteria on which to base recommendations for heritage protection or not (for example, the New Zealand Transport Agency Guide 2014). Many district plans include methods for assessing heritage (for example, Dunedin, Waitaki and Timaru), which stipulate several levels of criteria. These include:

- national level criteria (such as inclusion on the New Zealand Heritage List/Rārangi Kōrero);
- regional/local criteria (such as a site's contribution to its immediate townscape), and
- individual site specific criteria (heritage values).

Although Method 3 in Section 2.8.4 of the Proposed District Plan addresses the heritage values to be assessed when considering heritage sites, it stops short of identifying the evaluative criteria to be used to assess these values.

This assessment, in line with the approach adopted in Sections 2.8, 3.8 and Appendix II of the Proposed District Plan, and in line with current best practice, has employed the following evaluative criteria for this assessment:

1. Level of significance: Is the site included on the New Zealand Heritage List/Rārangi Kōrero?

2. Level of significance: The building, structure or feature's contribution to its townscape?;
3. The heritage value of the building, structure or feature in terms of its:
 - i. architectural value
 - ii. cultural value
 - iii. historic value
 - iv. technological value

Additional considerations for the above values include the rarity and age of the site; the authenticity of the site and the significance of any later alterations; and the group-value or not, of the site.

2.5. Revised heritage building categorisation

Referring again to the 1997 survey, the sites (buildings, structures or features) that were identified for inclusion and protection under the Operative District Plan (2005) were classified into three levels from 1-3, one being the highest. The survey then defined these classes in terms of their level of protection against demolition and alteration, Class 1 naturally having the highest protection and Class 3, the lowest. This three-tier system also mirrored the Historic Places Trust (now HNZPT) national registration categories at the time, of A, B and C, although only in terms of their significance and not in terms of any development protection provided.

Currently, many district plans and schedules classify their heritage buildings into two tiers of heritage significance (whether A & B, and 1 & 2, for example) and provide appropriate wording with regard to their level and extent of development protection. In tandem, the inclusion of a building on the New Zealand Heritage List/Rārangi Kōrero is also acknowledged, either on a separate schedule, as in the case of Invercargill, or in a combined schedule that identifies the building's category (1 or 2) alongside those buildings included as locally significant. The advantage of this two-tier system is that it is similar to the more familiar national system of heritage significance often publicly referred to, and distinguishes between those buildings whose heritage contribution is of high significance and those which are lower. Through this mechanism, appropriate policies for protection and enhancement are developed.

There are exceptions to this classification approach, however; the Dunedin City District Plan employs a one-tier approach for its Townscape and Heritage Buildings and Structures (Schedule 25.1). The Council prefers to schedule all sites equally regardless of their individual heritage values, and in terms of the level of development protection provided; each site is qualified by a description of the nature/extent of protection required (for example, a particular façade or the entire envelope). As with the two-tier system, appropriate policies for protection and enhancement have been developed around this one-tier classification in a similar manner. Through this process, each site has to be considered subsequently on its individual merits when applications are made to develop or alter a scheduled building, but remaining within the constraints/guidance of the general heritage policies.

It is of note that in most, if not all, District Plan policy guidance, the heritage protection provided is only applied to the external envelope of the building or in cases of total demolition. Both classification systems seek to maintain a balance between approaches to constrain

development in order to protect heritage, and to enable development to benefit and progress the city and its people. Likewise, both have sets of planning policies crafted around them that identify activities which are controlled, discretionary, etc.

In terms of the Proposed District Plan, the Appendix II – Heritage Record and rules in Section 3.8 Heritage, of the plan already address both statutorily listed and locally listed heritage buildings, structures and features in their approaches. The only clear distinction made is between those buildings listed on the New Zealand Heritage List/Rārangi Kōrero and those that were locally listed through the 1997 HBR survey. The three levels of protection recommended in the 1997 report and referenced in the 2005 Operative District plan, have not been continued into the Proposed District Plan (Oct 2016).

Taking all of these different aspects and discussion points into account, the Authors, in consultation with Invercargill City Council, chose to adopt a two-tier classification system that summarises and assesses the heritage values identified above on the basis of the evaluation criteria outlined previously. The two tiers are described as follows:

- **Tier 1: Buildings and structures included on the New Zealand Heritage List/Rārangi Kōrero.**
- **Tier 2: Buildings and structures assessed as worthy of inclusion on the Proposed Invercargill City District Plan list of Sites of Local Significance**

Taking this classification approach has allowed both statutorily and locally listed buildings to be fully considered at their appropriate significance levels and is in line with the approach already supported by existing District Plan heritage policies. It has also provided an opportunity through the re-assessment inspection phase, to more clearly identify the heritage values of each building and site contained in Appendices II.2, II.3 and II.4, and to identify and record the key heritage elements (e.g. frontages, streetscape contribution, group value, historic value, etc.) and assessment recommendations specific to each entry. Through this process, an informed and transparent approach has been achieved that will encourage and enable ICC to make informed and soundly-based planning decisions.

During the ground-based re-assessment phase, the Authors included an additional, 'temporary' assessment criteria which asked: is the building an 'A' list site? This queried whether the site in question was so important to the CCA streetscape that its loss would be highly detrimental to the heritage character of the city. It purposely did not consider the existing category of the site but tried to consider afresh, the contribution made by each building. Using this temporary criteria assisted the Authors in making an objective decision that further refined the two tier system discussed above. The 'A' list sites were recorded in the survey field notes but have not been included in the final version of the re-assessment to avoid confusion.

3. The Re-survey 2016

3.1. Undertaking the re-survey: scope and practice

The 1997 survey addressed a much larger number of buildings as it was the first of its kind undertaken for the City. Its scope was restricted to commercial or community buildings, or former residential houses on the periphery of the commercial area that had been converted for commercial use. As a result of the survey, 162 individual buildings were recommended for inclusion in the Invercargill heritage building record; since then a further eleven buildings or structures have been added to the record.

The 2016 re-survey inspected 169 individual buildings and structures which included almost all of the entries on the lists included in Appendix II.2 and II.3 of the Proposed District Plan and by default included the 162 buildings recommended in the 1997 survey (subject to those demolished in the interim). The brief for the re-survey stipulated that buildings outside of the immediate CBD area formed by Tay, Leven, Dee (as far as Gala Street), Yarrow and Jed Streets, were not to be included in the survey; as a result three residential buildings in Leet and Ness Streets and St Mary's Basilica in Tyne Street were not included in the survey. Of these, St Mary's is a category 1 listed building and therefore automatically protected under the HNZPT Act 2014 and included in Appendix II.2 of the City District Plan. The re-survey was undertaken across two days in clear winter weather.

The inspection of each building involved observation from street level and occasionally from the rear of buildings where access allowed. Notes were made on a pro-forma record sheet and a digital photograph taken of each building or small group of buildings to make a record of their appearance and condition at the time of the survey. Where more information was deemed necessary to make a decision on the built heritage value of the building, this was noted and followed-up offsite. Once the survey had been completed, background historical information provided by ICC for the majority of the buildings was consulted and summarised into the pro-forma list, and the initial assessment results reviewed and revised where necessary.

3.2. Re-assessment Results – Summary of Invercargill Central City Area heritage listings

The results of the heritage buildings re-assessment are provided in the following overview.

- Of the 169 buildings and structures surveyed for the 2016 re-assessment, sixty-four are listed on the NZ Heritage List as either category 1 or 2 and all of these have been recommended for continued inclusion as Tier 1 heritage buildings.
- Of the remaining 105 buildings, four buildings have been demolished prior to 2016 leaving 101 buildings in the Tier 2 category. Of these, 25 have been recommended for removal from the Tier 2 category due to being assessed as having either low or no identifiable heritage building value.
- Two Tier 2 buildings (the Public Trust Building (Ref 117) and the Law Courts (Ref 118)) have been recommended for inclusion in Tier 1 and to consider the possibility of their being entered on the NZ Heritage List.

Tier 1 Buildings

The Tier 1 building group comprise some of Invercargill central city's most iconic and prominent buildings; these include First Church at 151 Tay Street, the former Bank of NSW at 1 Dee Street, the Government Life building at 33 Dee/29 Esk Street, the former Grand Hotel at 76 Dee Street, and the Town Hall and Civic Theatre at 88 Tay Street, amongst other notable buildings and structures. Within this group are a considerable number of commercial and municipal buildings that contribute to, and form the core of, the City's built heritage character through their largely Victorian and Edwardian, classical, two and three-storey-height frontages.

Two groups of these buildings are recognised through their inclusion on the Proposed District Plan as an *Historic Area*:

- the Tay Street Historic Area focusing on the block of buildings along the south side of Tay Street from Trent House to the YMCA building (59-77 Tay Street; Figure 13); and
- the Dee Street Historic Area focusing on the block of buildings from the former Grand Hotel to the Briscoes building (76-106 Dee Street; Figure 14).



Figure 13: The buildings of the Dee Street Historic Area.



Figure 14: Some of the buildings of the Tay Street Historic Area.

Included within both of these blocks are a number of Tier 2 buildings that equally contribute to the Victorian heritage character of the City; but at an individual level, are of less architectural or historic quality than their Tier 1 counterparts.

These two notable groupings of heritage buildings highlight the importance of the core heritage area formed by the south end of Dee Street and the west end of Tay Street, which also includes the blocks formed by Esk, Don and Kelvin Street and Wood and Nith Street. The Troopers' Memorial (Ref 65) at the intersection of Tay and Dee Street acts as an anchor and signpost to the City's past heritage and civic endeavours (Figure 15).

It is interesting to note that this area overlaps almost entirely with the extent of the *Priority Redevelopment Precinct* defined on Map 9 of the Proposed District Plan. This is discussed further below.



Figure 15: The Trooper's Memorial. Image: www.minikiwiland.co.nz

Scattered amongst these core groups of Tier 1 buildings are a diverse range of other, high quality heritage buildings and structures of varying construction ages and styles. Notable smaller character groupings include:

- the former Victorian Dee Street Hospital buildings and later Nurses Home (Ref 22 and 55);
- the three Edwardian tramway hub buildings on Leven Street (Ref 52, 53 and 54; Figure 16); and
- the mixed-period civic/health buildings focused on the Public Trust Building and Law Courts (Tier 2 but recommended for Tier 1 inclusion), including the Invercargill Club and former Doctor's buildings in Don Street (Ref 25, 26, 120, 121 and 122).



Figure 16: Tier 1 buildings - The Municipal Electricity Building and Tram Barn at 90 Leven Street.

Outlying Tier 1 buildings that stand alone as such, but are considered to make a particularly significant contribution to Invercargill's broader townscape character through their strong architectural, streetscape and historic values are:

- First Church (Tay Street; ref 74; Figure 17),
- St Paul's Church (Dee Street; Ref 21),
- the Masonic Hall (Forth Street; Ref 40; Figure 17),
- the WEA Building (including the small Strang's Coffee and Spices building to the rear; Esk Street; Ref 35);
- The Scottish Hall (Esk Street; Ref 36; Figure 11); and
- The pair of cottages in Don Street (Ref 27 & 28).



Figure 17: Tier 1 buildings of outstanding heritage value: First Church at 151 Tay Street (left) and the Masonic Hall at 80 Forth Street (right).

Tier 2 Buildings

The Tier 2 group of buildings recommended for inclusion on the Proposed District Plan *Sites of Local Significance*, includes a diverse range of buildings from the Victorian period through to the 1960s. These represent the better examples of their period design, form and streetscape contribution and/or have particularly important historical associations with the development of the City. These criteria are important to note as a number of previously included buildings have been recommended for removal from the Sites of Local Significance record based on this criteria. These buildings have been assessed as not making a sufficient contribution to the

central city's heritage character, despite being considered as 'heritage buildings' in the 1997 assessment. This is discussed in more detail below.

Section 2.1 noted the significance of the general division of Invercargill's central city heritage buildings into either a classical Victorian/Edwardian style or plainer, early-mid twentieth century styles, and the Tier 2 group strongly reflect this division. As with the larger proportion of Tier 1 buildings, the commercial buildings with frontages in classical Victorian/Edwardian style are clustered along the Tay and Dee Street axis with significant groups along both sides of Esk Street (from Dee to Kelvin Street), and along the west side of Dee Street, from Spey Street as far as Yarrow Street. The architectural and streetscape quality of some of these buildings is foundational, as a record of the late nineteenth century commercial character of the city centre.

For example, the row of mainly classical shop frontages between 23 and 53 Tay Street feature classical detailing typical of the period and commercial/retail function (Figure 18). These include balustraded parapets, ornate plaster mouldings around windows and cornices, pilasters and half-columns on the upper storeys and often incised lines and mouldings to create the illusion of a stone façade rather than the usual modest brick. Another example with high heritage values is along Esk Street, between Dee and Kelvin Street, which retains a large number of both Tier 1 and Tier 2, two and three-storey classical shop frontages that provide a significant visual reminder of Invercargill's Victorian and Edwardian commercial success. Within this group, no's 28, 34, 38, 40 and 42 Esk Street stand out for their high architectural and streetscape values that contribute to the attractive character of this part of the street and its sense of originality and quality of design and construction (Figure 6 and Figure 19).



Figure 18: Tier 2 buildings along Tay Street incorporating Victorian, Edwardian and Art Deco commercial design styles.



Figure 19: Tier 2 (and 1) buildings along Esk Street incorporating classical Victorian and Edwardian commercial design styles.

Of the post-1920 buildings, there is a wealth of buildings designed and constructed in the 1920s and 1930s, and also an interesting number of Victorian and Edwardian buildings that were subject to a frontage renovation during this period (Figure 4). In the case of the latter, both 42, 48 and 50 Tay Street had their ornate, classical style frontages remodelled into very plain, Art Deco/Fifties style influenced elevations (c.1935 for no. 42 by Allan C Ford and c.1952 for 48 and 50).

In two notable cases, 49 and 53 Esk Street retain architectural elements of their original c.1900 neo-classical frontage design and their 1930s/40s remodelling, both undertaken by Invercargill architect, Allan C Ford (Figure 20). Interestingly, Ford was responsible for quite a number of mid-century frontage remodellings and for several new buildings with Art Deco influenced elevations in the Tier 2 group.



Figure 20: Tier 2 buildings – 49 Esk Street, constructed c.1900 and remodelled in 1944 by Alan C Ford (the shop fronts and portico are later).

Smaller groups of Tier 2 buildings that contribute to the central city heritage character are:

- The former Doctors' surgeries/residences along Don Street (between Kelvin and Deveron Street; Figure 21);
- The dispersed group of light industrial workshops around Leven, Leet and Spey Streets; and
- The 1920s-1950s group of distinctively 'modern' buildings ranged around Esk Street West (Ref 127, 128, and 129).

Notable post-1920 buildings within the Tier 2 category are:

- Public Trust Building, 28 Don Street (Ref 117) – Art Nouveau;
- Law Courts, 35 Don Street (Ref 118) – Art Deco;
- The former Post Office, 10 Dee Street (Ref 86) – International style (Figure 22);
- The EH Hayes building, 174 Dee Street (Ref 106) – Art Deco;
- Harcourt's building, 182 Dee Street (Ref 108) – Art Nouveau;
- 19 Don Street (Ref 115) – Art Deco;
- 63 Esk (Ref 140) – Art Deco;
- 18 Kelvin Street (Ref 147) – Art Deco;
- 143 Spey Street (former Southland Catchment Board) (Ref 161) – Fifties/International style; and
- 49 Tay Street (Ref 171) – Art Deco.



Figure 21: Tier 2 buildings – 68 Don Street, constructed c.1928 for surgeon, Harold Gibson. One of three former Doctors' surgeries/residences along Don Street.



Figure 22: Tier 2 buildings - the former Post Office, 10 Dee Street designed by JT Mair c.1941 in Art Deco/International style.

Tier 2 Buildings Recommended for removal from the list of Sites of Local Significance

Twenty-five of the Tier 2 buildings of Local Significance have been recommended for removal from the record due to being re-assessed as having little or no heritage value in terms of their contribution to the built heritage character of Invercargill's central city streetscape. The majority of the buildings are either constructed in the early-mid-twentieth century or have been remodelled from their original Victorian or Edwardian frontage designs during the same period. A number are one-storey, 'infill' shops that often replaced an earlier (possibly two-storey) Victorian building and streetscape, and as a result, break up the pattern of two-storey street frontages.

An example of this is 134 Dee Street (currently DTR; Ref 101; Figure 23) that, in spite of its modest architectural detailing to the parapet gable, significantly breaks up the rhythmic and attractive pattern of two-storey, classical frontages and offers little in the way of streetscape interest or character in return. Similarly, the small shopfronts at 7 and 9 Dee Street are considered to detract from an important sector of the general streetscape quality of Dee Street through their lack of architectural and character quality (Figure 24).



Figure 23: 134 Dee Street (DTR/Easi-Cash) recommended for removal from the list of Site of Local Significant due to its low streetscape contribution.



Figure 24: 7 and 9 Dee Street (Thai Dee and Valor Fitness) recommended for removal from the list of Site of Local Significant due to their low streetscape contribution.

Seven buildings have been recommended for removal from the local list along the east side of Dee Street between Spey and Gala Street, based on their low or lack of heritage character, poor design/construction quality, and making little if any contribution to the general streetscape character of the area. As noted previously, this group does have some architectural quality in terms of their period design (mainly Art Deco or later influence) but they are considered to be poor examples of their genre with other, stronger examples being already included.

3.3. Discussion of issues raised by the re-assessment recommendations

A number of issues have been raised in the preceding section which are now discussed further in terms of their potential repercussions and planning policy effects.

Key heritage character of the CCA

One of the key questions to be asked in this re-assessment is what is the CCA's dominant heritage character and which portions of the CCA reflect this the most? The re-assessment identified, unsurprisingly, that buildings with classical Victorian and Edwardian commercial frontages are the dominant character element and form the core or foundation of the CCA's heritage townscape and streetscape appeal. These building frontages retain much of their late nineteenth and early twentieth century architectural and construction qualities; it should be noted however, that nearly all of these frontages retain little if any of their original ground floor shopfronts.

The importance of the verandahs and the posts supporting the shop frontages is noted in the Proposed District Plan (Appendix II; 4 – Street Furniture) and these continue to be a significant part of the Victorian and Edwardian streetscape character of the CCA. It is worth noting that from the historic records collated by the ICC for their heritage buildings, quite a number of these verandahs were added during the early twentieth century rather than at the time of the building's construction.

The Art Deco and later period buildings and frontages are an important, but not dominant element in the CCA's heritage character and in spite of their numerical significance (25% of surveyed buildings in the 1997 survey), their dispersed nature does not create a sense of Invercargill as an Art Deco city (as Napier does for example). This is perhaps in part due to the simple, low-key and often one-storey style of many of the buildings of this period found in the CCA. It may also be influenced by the currently poor condition of some of the buildings that have also suffered a level of attrition of their original design features and attractiveness from modern commercial frontage requirements. Together, these have adversely impacted some of the Art Deco period buildings, for example those along Dee and Spey Street.

The approach adopted in assessing these buildings in 2016 was to consider their individual and group streetscape heritage values and identify those buildings that already held a considerable level of heritage value and were likely to continue this into the future, and at the other end of the scale, those buildings that were already approaching a level of character value attrition that was unlikely to be recovered. Those buildings that were assessed as being at the lower end of the scale were identified for removal from the list of Sites of Local Significance.

Level of Retention Recommendations

The extent of protection suggested by the recommendations made in the 2016 re-assessment follow a similar approach to that taken in the 1997 assessment. Buildings of the highest heritage significance are generally recommended to have their whole structure or envelope protected or their most significant elevations; buildings of medium (and some of low) significance are generally recommended to have one or more elevations ('frontages') protected; and buildings of low and/or little/no significance are generally recommended to not be protected. The majority of the assessed buildings fall into the high to medium categories of significance.

The emphasis on retaining the main street elevation or frontage of a heritage building has some historical precedent, as many original commercial/retail buildings were designed and constructed with importance placed on their frontage to advertise, display and elevate wares. These often ornate shopfronts were supported by largely concealed, very modest brick and/or timber structures behind that, in most cases, were never seen from the main street. By retaining the street frontages into the future, whether with their original rear structures or a modern replacement, in a way continues this tradition whilst retaining the heritage character of the buildings and streetscape, simultaneously freeing up areas behind the frontages to redevelop and advance the city's commercial/public interests (a vital development).

Two opposing examples of this approach from the Invercargill CCA are the Spotlight building at 33 Leven Street and the classical frontage at 40-42 Esk Street (Figure 25 and Figure 6). The Leven Street elevation of Spotlight is a very poor example of historic frontage retention and the worst kind of façadism, where the 'historic' built element is marooned in an unsympathetic, poorly scaled, modern elevation. The retained section of Victorian frontage has lost its streetscape and historical context, and simply looks at odds with its modern counterpart. Towards the other end of the scale, the two-storey, Edwardian classical (or Venetian Gothic style) frontage of 40 and 42 Esk Street has retained most of the original, attractive street elevation whilst a new, modern building has been set behind to continue its suitability for modern retail requirements.



Figure 25: 33 Leven Street – the rear elevation of the Spotlight building with the remnant of the former Macaulay's Building façade in the centre.

Many of the building frontages recommended for protection have been assessed on their collective contribution to the streetscape as well as their own, individual value, and it is this approach that has further highlighted the significance of the Victorian and Edwardian heritage character of the CAA.

Key streetscape character elements

Of the 166 standing buildings and structures surveyed, certain streetscape elements stand out as important contributors to Invercargill's CCA. These include:

- *Corner buildings on Tay and Dee Streets* – these play an important role in the CCA's character by providing solid and often attractive street corners that emphasise the street plan and signpost the successful, commercial heritage of the City (Figure 26). Despite its losses, the intersection of Tay and Dee Streets at the Crescent, still provides an excellent example of this strongly architectural and commercial statement with its almost monumental, former banking corner buildings.



Figure 26: Key corner buildings of the CCA along the east side of Dee Street.

- *Key heritage buildings* – certain buildings showcase the rich and diverse heritage of the Invercargill CCA and act as geographic and cultural way-markers for the city's inhabitants. These include First Church, the Town Hall, the Troopers' Memorial, the former Bank of New Zealand, Bank of NSW and National Bank, the former Grand Hotel, the Government Life Insurance building, the WEA building, Public Trust Building, the Law Courts, the Invercargill Club, the Alexandra Building, the former Dee Street Hospital and the Tram Shed complex (Figure 27).



Figure 27: Key heritage buildings of the CCA – the Town Hall, the Law Courts and the Grand Hotel buildings

- *Key streetscape groups* – certain groups of buildings create the distinctive heritage character of the CCA through their collective architectural, historical and streetscape qualities already outlined. These include:
 - the Historic Areas in Tay and Dee Street;
 - the group of 'Victorian' commercial frontages to the west of the Tay Street Historic Area and those along the west side of Kelvin Street between Tay and Esk Street;
 - the significant group of 'Victorian' commercial frontages either side of Esk Street between Dee and Kelvin Street;

- the small group of mixed period buildings in Don Street opposite the Law Courts; the group of distinctive mid-twentieth century buildings that include the railway station in Esk Street West to the rear of Wachner Place;
 - the group of attractive 'Victorian' commercial frontages along the west side of Dee Street from Spey to Yarrow Street; and
 - the remains of the Langlands Block buildings on the east side of Dee Street between Esk and Don Street.
- *Verandahs and supporting posts* – these continue to be a significant character element in Invercargill's streetscape and their retention is important for strengthening and continuing the heritage character of the CCA into the future.
 - *Two and three-storey building heights* – these form the backbone of the streetscape 'rhythm' of the CCA and provide a sense of enclosure and security for pedestrians in a sea of unusually wide city streets. Continuation of this pattern is a key to the protection of the CCA's heritage character.

Elements that detract from the CCA heritage character

Although not actually within the scope of the re-assessment, a number of streetscape elements were noted as detracting from the heritage character of the CCA. These include:

- The Dee Street 'obelisks';
- The grey, 'concrete' streetscape of Wachner Place;
- A number of Victorian classical frontages painted in unsightly colour schemes which obscure the fine detailing and attractiveness of their original design;
- Modern shopfronts that are highly unsympathetic to their heritage frontages above.

Areas for future consideration

The re-assessment has placed considerably emphasis on the significance of the CCA street frontages for reasons that have been explained. However, there is one area of off-street or rear elevations that could be considered as of heritage value from a more light-industrial interest perspective – the group of rear elevations along Wood Street between Clyde and Nith Street. Many of these buildings have a 'working' and slightly downtrodden appearance, but that is considered to be part of their heritage appeal and they represent the 'back yard' historic element to the grander street frontages along Tay Street, for example. Wood Street is one of the few, and possibly only, such off-street row of rear frontages found in the CCA and its inclusion in the Sites of Local Significance should be considered.

St John Anglican Church, Tay Street

One site identified as requiring further consideration is the St Johns Anglian Church complex at 108 Tay Street (Ref 73; Figure 28). The church complex was constructed between 1887 and 1925, with the narthex added in 1979, and the whole complex is a Category 1 building on the NZ Heritage List. The whole site, as noted in the 1997 assessment, provides a green 'breathing space' in an otherwise strongly urban city streetscape and the church building makes a very high contribution through its architectural design and cultural value to the CCA.



Figure 28: St Johns Anglican Church complex at 108 Tay Street viewed from Esk Street.

The main church building and bell tower are of outstanding heritage value without question, but consideration should be given to the remaining built elements of the complex (school, offices, vicarage and hall) and whether they are of sufficient heritage value to be continued in the Category 1 listing. The associated church buildings are in an increasingly poor state of repair and largely unused at present, so understanding what modifications, if any, can be made to the buildings that will add positive value to them is essential. This can only be achieved by obtaining a clearer and deeper understanding of their significance. Therefore, a more detailed assessment is recommended that includes consultation with HNZPT and the community to ascertain the broader cultural significance of the St Johns Church site.

Buildings not on the list of Sites of Local Significance and recommended for inclusion

Two buildings are recommended for inclusion on the list of Sites of Local Significance (Figure 29); these are:

- Shaw's Buildings, 146-148 Dee Street – form part of the important historic 'Black Swan' streetscape grouping along Dee Street. Note: Shaw's buildings is now included in the decisions version of the Proposed District.
- Invercargill Railway Station, Leven Street – constructed c.1978 in a modernistic concrete design by local architects Ford, Gray, Derby and Hurd.



Figure 29: Recommend for Tier 2 inclusion – Shaw’s Buildings at 146-148 Dee Street (left) and the former Invercargill Railway Station at 2 Leven Street (right).

Further consideration and research should be given to the building located at 6-12 Nith Street, south of Trent House (currently the Tile Centre), which may be the location of the former Lyceum picture theatre (c.1911), and possible also known as the Buffalo Hall. The attractive, one-storey frontage is in a simple, Edwardian neo-classical style with an arched central entrance, and makes a valuable streetscape contribution to the northern end of Nith Street.

Priority Redevelopment Precinct Issues

It was noted previously that a significant proportion of the core heritage area of the CAA is overlain by the proposed Priority Redevelopment Precinct (refer to Map 9 of the Proposed District Plan). This raises the issue of balancing between the needs and importance of the heritage values and streetscape of the CCA with the needs for revitalising and encouraging fresh growth, and making the CCA more amenable for business, inhabitants and visitors alike. To aid this issues, the re-assessment has aimed to:

- identify the core heritage area that is considered significant to Invercargill’s townscape character;
- identify specific area within this that make a significant contribution to the CCA’s streetscape; and
- identify those areas and buildings that are no longer considered as making a significant contribution.

The objective of this approach has been to assist ICC in making sound planning decisions as to which areas and buildings can be ‘freed up’ to allow future redevelopment without creating a detrimental effect on the highly significant heritage character of the CCA. Therefore the outcomes of the recommendations for delisting, reducing the extent of the dispersed ‘historic core’ and more strongly identifying the key historic street areas (Tay, Dee and Esk) are:

- 1) To increase focus on the core heritage area into the Dee/Tay St axis in order to concentrate awareness and investment in those historic areas;
- 2) To send a clear signal to developers and building owners as to the heritage significance (or not) of their property and the need for good quality and sympathetic design; and

- 3) To allow Council to prepare policies to encourage redevelopment with the confidence that the essential heritage character of the CCA is not being adversely impacted and lost over time.

Historic Areas

One recommendation has been made for inclusion within the Dee Street Historic Area. This has recommended that the boundary be extended to include the former Hubbers Emporium building at 68 Dee Street (ref 92) due to the high heritage streetscape contribution it makes both individually, and as part of this historic area.

4. Summary of the Re-Assessment

4.1. Summary of recommendations

The re-assessment of the Invercargill Central City Area Heritage Buildings Review has made a number of recommendations and raised some issues for further discussion, investigation and consideration. These have been summarised in terms of their specific level and policy level application as follows.

Specific level recommendations:

- Shaw's Buildings and the Railway Station to be included on the list of Sites of Local Significance (Note: Shaw's Buildings is now included in the Proposed District Plan (Oct 2016)).
- Hubber's Emporium Building to be added to the Dee Street Historic Area.
- Those buildings recommended for removal from the list of Sites of Local Significance to be accepted and removed.
- Buildings identified as retaining their whole structure and/or built envelope to be accepted;
- Buildings with heritage frontages to be redeveloped, where desired, with sympathetic and appropriate scale redevelopment behind.
- Historic corner buildings to be retained as a priority with sympathetic and appropriate scale redevelopment behind as necessary.
- Verandahs retained where possible or sympathetically replaced.
- St Johns Anglican Church complex requires reconsideration of its historic values and open discussions with HNZPT.

Policy level recommendations:

- Tay Street, Dee Street and Esk Street are the '**crown jewels**' of the Invercargill CCA and should be considered from a perspective of the value they bring to the CCA and not from the perspective that they are a constraint to future development.

- There is a need to place greater emphasis on the requirement for high quality, good, new design that is sympathetic and conscious of the heritage character of the CCA, in terms of frontages, storey heights and massing.
- There needs to be a preference for retaining heritage buildings within new schemes in a conservation-minded and best practice approach.
- Continue encouragement of, and incentives for, building owners to maintain and improve their buildings (for example cleaning and repair, tasteful colour schemes, sympathetic above-ground signage and quality shopfronts).

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APPENDIX A

2016 Invercargill Central City Area Heritage Buildings Review Record

TIER 1: Heritage New Zealand Pouhere Taonga Listed Buildings and Structures							
IDENTIFIER (October 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	HNZPT RECORD NUMBER & CLASSIFICATION	2016 PROTECTION TIER	PROPOSED DP REF. NO.	2016 Assessment Summary
Footbridge Block I Otepuni Gardens	Clyde, Forth, Nith, and Wood Streets	Invercargill	Public Reserve Deeds Index E/493	2464 (II)	1	12	Description: Small, arched footbridge of cast iron rib and concrete construction with a later handrail; one of three bridges crossing the Otepuni Stream designed by William Sharp, c.1899 (Thornton 2001: p.253). In fair condition. Significance: Listed; townscape value through its visual and amenity contribution to Otepuni Gardens; historic and architectural value from its association with W Sharp and its late nineteenth century construction. Protection: Yes. Whole structure.
Pumpkin Patch (Former Bank of NSW)	1 Dee Street	Invercargill	Lot 5, DP 5189	2443 (I)	1	14	Description: Two-storey, ornate Classical style building on the prominent corner of Dee and Tay Street, constructed c.1902-04 to a design by the architect, CJ Brodrick for the Bank of New South Wales. The site was previously occupied by several earlier buildings including the original shop owned by James MacAndrew c.1856. In good condition. Significance: Listed; high townscape, historic, architectural and cultural values through its architectural and historic contribution to the streetscape, association with Invercargill architect CJ Brodrick and as a marker of the historic development of the city since the 1850s. Protection: Yes. Whole structure.
Government Life Building	33 Dee Street and 29 Esk Street	Invercargill	Part Sections 1 and 2 Block II Town of Invercargill	2470 (II)	1	15	Description: Four-storey building constructed as shops and offices c.1928-29 as an addition to the original c.1914 building at 29 Esk Street. Originally called the Newburgh Buildings and later, the Government Life Insurance Building. Designed by BJ Ager (Christchurch) and constructed in reinforced concrete with a Classical/Art Deco influence. In poor condition. Significance: Listed; high townscape and architectural values through its high quality, Art Deco design aesthetic, building mass and prominent corner position on Dee/Esk Streets.

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							Protection: Yes. Whole structure.
Grand Hall of Residence (Former Grand Hotel)	76 Dee Street	Invercargill	Lot 3 DP341371	2471 (II)	1	16	<p>Description: Four-storey, former Grand Hotel building constructed c. 1911-12, designed by CJ Brodrick in a Victorian influenced Edwardian style with prominent columns and balconies. On the site of two previous hotels, the first licensed c.1860. In good condition.</p> <p>Significance: Listed; included in the Dee Street Historic Area; high streetscape and architectural values through its high quality, Victorian-influenced design aesthetic, building mass and prominent balconied frontage onto Dee Street.</p> <p>Protection: Yes. Dee Street frontage and first bay from street.</p>
Alexandra Buildings	83 Dee Street and 2 Don Street	Invercargill	Lots 11 and 12 DP 2107	2523 (II)	1	17	<p>Description: Three-storey, prominent brick building on the corner of Dee and Don Streets, designed c.1901 by CJ Brodrick in Arts & Crafts style, but incorporating Tudor and other English influences. In fair condition.</p> <p>Significance: Listed; high townscape and architectural values through its good quality, Arts & Crafts design aesthetic and association with CJ Brodrick, building mass and prominent corner position on Dee/Don Streets.</p> <p>Protection: Yes. Whole structure.</p>
Briscoes Building	104-106 Dee Street (Cnr Dee and Spey Streets)	Invercargill	Lot 1 DP 8343	2448 (II)	1	18	<p>Description: Two-storey, rendered brick building in an ornate, classical Victorian style with rounded, arched windows along the upper storey and pilasters with Corinthian capitals. Designed by FW Burwell c. 1882 and constructed for a succession of ironmongery businesses including Walter Guthrie & Co (1886-96) and Briscoes & Co (1902).</p> <p>Significance: Listed; high townscape and architectural values through its good quality, Classical design aesthetic and association with the prominent architect FW Burwell, and its prominent corner position on Dee and Spey Streets.</p> <p>Protection: Yes. Whole structure.</p>
Hanan's Building	124-132 Dee Street	Invercargill	Part Section 14 Block LXXII Town of Invercargill	2453 (II)	1	19	<p>Description: Two-storey rendered brick building in a fairly plain, slightly Dutch-influenced, Classical design. Attributed to its original owner, James Hanan and constructed in the early 1870s as the Temple of Science and later occupied by various businesses. Possibly oldest building on Dee Street.</p> <p>Significance: Listed; high streetscape and architectural values</p>

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							through its good quality and slightly unusual, Classical design aesthetic and older style shopfronts; strong historic values as one of Dee Street's oldest surviving retail buildings. Protection: Yes. Dee Street frontage.
Blackham Building	136-144 Dee Street	Invercargill	Lot 2 DP 8785, Lot 1 DP 8785, Lot 3 and 6 DP2931	2444 (II)	1	20	Description: Two-storey, rendered brick building in a simple Victorian Classical style with a black swan figure positioned above the central pediment. On the site of a previous pub, the Red Lion; constructed c.1880 to a design by FW Burwell for Richard Blackham as a licensed pub, the White Swan, ceased in 1906 with prohibition. Significance: Listed; high streetscape and architectural values through its good quality Victorian design character and frontage; historic value for its pub history and earlier development history. Protection: Yes. Dee Street frontage.
St Paul's Church (Presbyterian)	178 Dee Street	Invercargill	Section 7 South Part Section 8 Block LXXIII Town of Invercargill	2517 (II)	1	21	Description: Modest Gothic church building of rendered brick designed by FW Burwell and constructed c.1876, with a four-story bell tower constructed in 1926 with nine Italian bells. Note: the c.1907 church hall has been demolished. In good condition. Significance: Listed; good streetscape and architectural values through its good quality Victorian Gothic design character and association with prominent architect, FW Burwell. Protection: Yes. Whole structure.
Dee Street Hospital (Former)	194 Dee Street	Invercargill	Lot 5 DP 11873, Lot 1 and Pt Lot 2 DP 12594 (CTs SL9D/588, SL9D/587, SL8B/946) Southland Land District	7777 (I)	1	22	Description: Former c. 1870s Southland Hospital site with two, two-storey Classical Victorian buildings and a one-storey lodge remaining. The Centre and South Wings were designed by FW Burwell with later additions and demolitions. In poor condition. Significance: Listed; outstanding architectural, aesthetic, townscape and historic significance; the oldest surviving hospital remaining in New Zealand. Protection: Yes. Whole Structure.
Invercargill Club	32 Don Street	Invercargill	Section 16 Block LXXI Town of Invercargill	2496 (II)	1	25	Description: Two-storey, graceful classical building constructed c.1891 for the Invercargill (Gentlemen's) Club; designed by Charles Gilbertson and set back from the street frontage by iron railings and a small garden. In good condition. Significance: Listed; high aesthetic and architectural significance as a good example of a Victorian Gentlemen's Club; it is an important element in the streetscape of Invercargill. The Invercargill Club is historically, socially and culturally significant representing a male only institution which provided social contact for the 'gentlemen' of Invercargill for the past 130 years. Protection: Yes. Whole structure.

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Rakauhauka House ('Tudor House')	36 Don Street	Invercargill	Lot 2 DP 10086	2508 (II)	1	26	Description: Two-storey, brick and roughcast, Tudor-style Edwardian residence and surgery built for Dr Robert Hogg c.1904-1911 on the former section belonging to the Invercargill Club. In good condition. Significance: Listed; good streetscape and architectural values through its high quality Edwardian design and Tudor character. Protection: Yes. Whole structure.
Don Street Physiotherapy (House)	104 Don Street	Invercargill	Lot 1 DP 4165	2477 (II)	1	27	Description: One of an identical pair of small, one-storey cottages with rear lean-to's, constructed c. 1914-15; possibly designed by Charles Lambeth. In good condition. Significance: Listed; good and rare example of a pair of brick, vernacular character cottages surviving within the CBD; contributes to the local streetscape quality through their smaller scale and detailing. Protection: Yes. Whole structure.
Doctors Surgery (House)	106 Don Street	Invercargill	Lot 2 DP 4165	2478 (II)	1	28	Description: One of an identical pair of small, one-storey cottages with rear lean-to's, constructed c. 1914-15; possibly designed by Charles Lambeth. In good condition. Significance: Listed; good and rare example of a pair of brick, vernacular character cottages surviving within the CBD; contributes to the local streetscape quality through their smaller scale and detailing. Protection: Yes. Whole structure.
Goodall's Footwear Building	26 Esk Street	Invercargill	Lots 1 and 2 DP 3266	2469 (II)	1	32	Description: Two-storey building with ornate, Classical Victorian frontage featuring a triangular pediment and three pairs of semi-circular-headed windows. Designed by ER Wilson c. 1905-6 for Matheson & Co, grocers. In good condition. Significance: Listed; good streetscape and architectural values through its high quality, classical Victorian design character and quality detailing. Forms part of a group of similar two-storey classical facades along the north side of Esk Street. Protection: Yes. Esk Street frontage.
Government Life Building (Former Brown Owl)	29 Esk Street	Invercargill	Part Section 2 Block II Town of Invercargill	2519 (II)	1	33	Description: [29 Esk Street portion] Four-storey building constructed as shops and offices c.1914 with a later 1928 extension on Dee Street. Originally called the Newburgh Buildings and later, the Government Life Insurance Building. Designed by Edward Anscombe & H McDowell-Smith and constructed in reinforced concrete with a Classical/Art Deco influence. In poor condition. Significance: Listed; high townscape and architectural values through its high quality, Art Deco design aesthetic, building mass and prominent corner position on Dee/Esk Streets.

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							Protection: Yes. Whole structure.
Southland Times Building	67 Esk Street	Invercargill	Lot 1 DP 326508	2513 (II)	1	34	<p>Description: Three-storey, brick building in Edwardian Italianate style with plaster festoon decoration, designed by Charles H. Roberts c.1907-08 and production home of the Southland Times for over one hundred years. In good condition.</p> <p>Significance: Listed; high streetscape and architectural values through its high quality, grand Edwardian aesthetic and three-storey height. Strong historical and cultural values from its construction for, and association with, the Southland Times throughout the twentieth century.</p> <p>Protection: Yes. Whole structure.</p>
W.E.A. Building (Former Strang's Coffee and Spices)	100 Esk Street	Invercargill	Lot 1 DP 7339	2511 (II)	1	35	<p>Description: Two buildings: three-storey brick building fronting Esk Street in a late Victorian/Edwardian style constructed originally for David Strang's Coffee and Spice Merchant & Manufacturer c. 1912 and later occupied by the Worker's Education Association (WEA). In good condition.</p> <p>One-storey building to the rear with rendered façade constructed c.1885 - Southland Coffee Mills designed for D Strang by Angus Kerr. Although heavily damaged, the Classical rendered façade features vermiculated decoration, keystones, quoins and other motifs, as well as David Strang, etc. in moulded relief. In poor condition.</p> <p>Significance: Listed; high streetscape and architectural values through its high quality, grand Edwardian aesthetic and three-storey height. Strong historical and cultural values from its construction for, and association with, David Strang Ltd through much of the twentieth century.</p> <p>Protection: Yes. Both structures.</p>
The Scottish Hall	112 Esk Street	Invercargill	Lot C DP 1005	7760 (II)	1	36	<p>Description: Two-storey building of concrete construction, designed by Edward H. Smith and erected c.1957 for the Scottish Hall Company Ltd who raised £50,000 to build a hall to commemorate the Scottish pioneers of Invercargill and Southland.</p> <p>Significance: Listed; good streetscape and architectural values as an example of mid-twentieth century architecture. Cultural value for its Scottish connections.</p> <p>Protection: Yes. Whole structure.</p>

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Cultural Hall (Former Masonic Hall)	64 Forth Street (Cnr Forth and Nith Streets)	Invercargill	Lots 2 and 3 DP 3807	2457 (II)	1	39	<p>Description: One-storey, rendered brick building in Classical Victorian style, designed by FW Burwell c. 1869?/c1877, as the first masonic lodge for Invercargill – Lodge St John. The building may have been extended (to 20 Nith St) c. 1912 by Charles H Roberts. In good condition (note: 20 Nith Street in very poor condition).</p> <p>Significance: Listed; high streetscape and architectural value as an early Classical building and its association with prominent architect, FW Burwell. Strong cultural value as the first (and NZ third largest at the time) masonic lodge in the city.</p> <p>Protection: Yes. Whole structure.</p>
Masonic Hall	80 Forth Street	Invercargill	Sections 22-24 Block XII Town of Invercargill	390 (I)	1	40	<p>Description: Two-storey, impressive brick and concrete masonic hall in Greek Revival style, constructed in 1926 and designed by CJ Brodrick and TP Royds. The large hall sits in an elevated position on Firth Street and dominates the surrounding urban area. In good condition.</p> <p>Significance: Listed; high streetscape and architectural value as an example of high quality classical Greek Revival design and its association with prominent architects, Brodrick and Royds. Cultural value as a continuation of the masonic tradition in Invercargill and possibly the grandest lodge in NZ.</p> <p>Protection: Yes. Whole structure.</p>
Central Methodist Church	82 Jed Street	Invercargill	Lot 1 DP 14503	2449 (II)	1	45	<p>Description: Former Central Methodist Church, two-storey brick construction in 1930s Art Deco/Modernist design by Edward H Smith, constructed c.1935. The church went into private ownership from c.1997. In good condition.</p> <p>Significance: Listed; good streetscape and architectural values as an example of early-mid-twentieth century architecture and holds a prominent position on the corner of Jed and Yarrow streets.</p> <p>Protection: Yes. Building envelope.</p>
Southland Provincial Council Building (Former)	32 Kelvin Street	Invercargill	Lots 1 and 2 DP 2153 Block IX Town of Invercargill	388 (I)	1	46	<p>Description: One-storey, rendered brick building designed in Classical Victorian style with ornate detailing including dentils, quoins and a striking triangular pediment. Designed by Taylor and Marchant and constructed c.1864 as the city's first masonic lodge; bought by the Southland Provincial Council in 1866 for their council chambers. In good condition.</p> <p>Significance: Listed; high streetscape and architectural value as an example of high quality Classical Victorian design. High historic and cultural value as Southland's first masonic lodge and then council chambers and as a rare survivor of the 1860s city.</p> <p>Protection: Yes. Whole structure.</p>

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Gerrard's Private Railway Hotel	1-3 Leven Street	Invercargill	Part Lot 1 DP 4200	2506 (I)	1	51	<p>Description: Two and three-storey brick hotel building in Classical Victorian style with contrasting plastered window decoration, keystones and a balustrade parapet; designed and constructed c.1896 by Charles Gilbertson and extended in the same style c.1907 by CJ Brodrick. In good condition.</p> <p>Significance: Listed; high streetscape and architectural value as an example of high quality Classical Victorian design, its association with two prominent architects, and its important corner position on Leven and Esk Streets. Cultural value for its association with the former railway centre.</p> <p>Protection: Yes. Whole structure.</p>
Municipal Electricity Building	90 Leven Street	Invercargill	Lot 2 DP 15035	7497 (II)	1	52	<p>Description: Two-storey brick building in a sober, Edwardian classical style, constructed c.1911 for the Municipal Electricity Board and designed by their engineer, Scott Symington with a 1920 extension by ER Wilson. In good condition.</p> <p>Significance: Listed; high historic and cultural value as part of a rare and unique complex of three buildings constructed to support and operate the Invercargill Tramway Corporation's electric tram operation in Invercargill. The MED building, Tram Barn and Powerhouse complex appears to be the last and most in-tact tangible example remaining associated with a power generated electric tram system in NZ (HNZPT).</p> <p>Protection: Yes. Whole structure.</p>
Tram Barn (Former)	90 Leven Street	Invercargill	Lot 2 DP 15035	2500 (II)	1	53	<p>Description: Double-height brick and steel building, constructed c.1911 as the Tram Barn by the Municipal Electricity Board as part of the city tramway complex. In good condition.</p> <p>Significance: Listed; high historic and cultural value as part of a rare and unique complex of three buildings constructed to support and operate the Invercargill Tramway Corporation's electric tram operation in Invercargill. The MED building, Tram Barn and Powerhouse complex appears to be the last and most in-tact tangible example remaining associated with a power generated electric tram system in NZ (HNZPT).</p> <p>Protection: Yes. Whole structure.</p>
The Power House	98 Leven Street	Invercargill	Lot 1 DP 15035	7496 (II)	1	54	<p>Description: Double-height brick and steel building, constructed c.1911 as the Power House by the Municipal Electricity Board as part of the city tramway complex. In good condition.</p> <p>Significance: Listed; high historic and cultural value as part of a rare and unique complex of three buildings constructed to support and operate the Invercargill Tramway Corporation's electric tram operation in Invercargill. The MED building, Tram Barn and</p>

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							Powerhouse complex appears to be the last and most in-tact tangible example remaining associated with a power generated electric tram system in NZ (HNZPT). Protection: Yes. Whole structure.
Salvation Army Building	110 Leven Street	Invercargill	Lot 3 DP 11873	2510 (II)	1	55	Description: Large, two-storey, brick and roughcast building in Edwardian Arts & Crafts style, constructed c. 1907-1911 as the nurses home for the former Dee Street/Southland Hospital; enlarged c.1915-16. In good condition. Significance: Listed; good streetscape and architectural values as an example of early-twentieth century architectural styles, its mass and open position on Leven Street. Protection: Yes. Whole structure.
House	11 Ness Street	Invercargill	Lot 2 DP 3677 of Section 14 Block LII Town of Invercargill	2488 (II)	1	59	Description: Two-storey timber residence known as Yule House, the oldest residence in Invercargill, constructed c.1866 for draper, Robert Yule, relocated c.1930 and refurbished c.2002. In good condition. Significance: Listed; high historic value and good architectural value as Invercargill's earliest surviving residence. Note, the house has been substantially restored using replacement materials. Protection: Yes. Whole structure.
Troopers' Memorial (Boer War)	Tay and Dee Streets intersection	Invercargill	No Legal Description	2445 (I)	1	65	Description: Troopers' Memorial, constructed c.1907 and designed by Newton Vane of Dunedin to commemorate the Boer War. The memorial is constructed from reinforced concrete with Aberdeen granite pillars; the Trooper is Italian marble. In good condition. Significance: Listed; high architectural, historic and socio-cultural value as a memorial to the city's war dead, its significant position at the intersection of Tay and Dee streets and its outstanding design and construction quality. Protection: Yes. Whole structure.
Bank of New Zealand (Former) - Bethel New Life Centre (Pentecostal)	1 Tay Street (Cnr Tay and Clyde Streets)	Invercargill	Sections 1 and 2 Block LXXV Town of Invercargill	2465 (II)	1	66	Description: Two-storey, rendered brick and Oreti stone building in a grand Classical Victorian style with half-columns, pilasters and ornate capitals, designed by FW Burwell for the Bank of New Zealand c.1877-79. Substantially altered and extended in a similar style c.1926-27 by ER Wilson. Significance: Listed; outstanding streetscape and architectural value for the quality of its design and construction, its association with the prominent architects, FW Burwell and ER Wilson, and its key townscape position as one of only three surviving banks on the Dee and Tay Street intersection (originally six). Protection: Yes. Whole structure.

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Thomson and Beattie Drapers (Former) - Outdoor World Building	27 Tay Street	Invercargill	Sections 14 and 15 Block LXXV Town of Invercargill	2472 (II)	1	67	<p>Description: Two-storey, rendered brick building in Classical Victorian style with half-columns, pilasters, dentils and cornice decoration. The eastern half was designed by FW Burwell c.1880-81 as Ramsay's Public Hall, and the western half by ER Wilson c.1913 for the drapers, Beattie & Thompson, with further alterations c.1935. In fair condition.</p> <p>Significance: Listed; contributes streetscape and architectural values from the quality of its Classical design and association with FW Burwell and ER Wilson.</p> <p>Protection: Yes. Tay Street frontage.</p>
Trent House	61 A-E Tay Street	Invercargill	Lot 1 DP 4837	2522 (II)	1	68	<p>Description: Two-storey, brick building in typical Classical Victorian style with plaster moulded corning, dentils and keystones; constructed c.1908 for Royds Bros & Kirk Ltd and extended c.1915-17 by CJ Brodrick & TP Royds. In good condition.</p> <p>Significance: Listed; good streetscape and architectural values from its classical design and quality of construction, and its prominent location forming the corner of Tay and Nith Streets.</p> <p>Protection: Yes. Tay and Nith Street frontages.</p>
Craig Printing Ltd Building	67 Tay Street	Invercargill	Section 4 Block XII Town of Invercargill	2456 (II)	1	69	<p>Description: Two-storey brick building in restrained Victorian Classical style featuring distinctive moulded shell ornamentation on the roof parapet. Unknown architect and uncertain date and ascribed to 1920s (HNZPT), but late Victorian/Edwardian in style. In fair condition.</p> <p>Significance: Listed; streetscape value for its interesting ornamentation and character.</p> <p>Protection: Yes. Tay Street frontage.</p>
JG Pro Sport (Former) (Former Kings Foodland) – Save Mart	73 & 75 Tay Street	Invercargill	Section 29 Block XII Lot 2 DP 1122 Town of Invercargill	2498 (II)	1	70	<p>Description: [73] Two-storey rendered brick building constructed c.1896 for the Southland Building and Investment Society in an ornate Classical style featuring full-height half-columns and pilasters with composite capitals, dentils and heavy corning. In good condition. [75] Constructed c.1904 in Classical 'Victorian' style and occupied by Lindsay & Co, grocers. In fair condition.</p> <p>Significance: Listed; streetscape value for its interesting ornamentation and character.</p> <p>Protection: Yes. Tay Street frontage.</p>
YMCA Building	77 Tay Street	Invercargill	North West Part Section 6 Lots 1 and 2 DP 4564	2528 (II)	1	71	<p>Description: Two-storey brick building constructed c.1910 for the YMCA with later extensions; designed by Charles H Roberts in typical late Victorian Classical style. In good condition.</p> <p>Significance: Listed; streetscape value for its interesting ornamentation and character.</p> <p>Protection: Yes. Tay Street frontage.</p>

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Town Hall & Civic Theatre	88 Tay Street and 101 Esk Street	Invercargill	Sections 5-7, 17 and 18 Part Section 16 Block III Town of Invercargill Lots 1 and 2 DP 4623	2521 (I)	1	72	<p>Description: Two-storey, brick and plaster building designed by Edmund R Wilson in Edwardian 'Baroque' style and constructed c.1904-6 as the Invercargill Town Hall and Municipal Theatre. Constructed on the site of the former immigration barracks and fire station. In good condition.</p> <p>Significance: Listed; outstanding streetscape and architectural value for the quality of the its Baroque design and construction, its association with the notable architect ER Wilson, and high cultural and historical significance as the city town hall and former civic offices.</p> <p>Protection: Yes. Whole structure.</p>
St John's Anglican Church Complex	108 Tay Street, 113 Esk Street	Invercargill	Sections 8 and 9, 13-15, Blk III, Town of Invercargill (CTs SL27/80, sl159/5) Southland Land District	391 (I)	1	73	<p>Description: Brick and stone Anglican church building and associated school, offices, vicarage and hall, in English Gothic style, constructed in several phases between c.1887-1925 by McKenzie & Gilbertson and ER Wilson. The narthex was added in 1976. In good condition.</p> <p>Significance: Listed; outstanding townscape and architectural value for the quality of the its Gothic design and construction, its association with the notable architects Gilbertson and ER Wilson; its high cultural and historical significance as a testament to the history of the Anglican faith in Invercargill, illustrating the importance of Christianity during the Victorian and Edwardian period when these buildings were constructed, and the history of St John's Parish.</p> <p>Protection: Yes. Main church building. Whole complex recommended for review and further assessment.</p>
First Church (Presbyterian)	151 Tay Street	Invercargill	Part Sections 11 and 12 Block XIII Town of Invercargill	387 (I)	1	74	<p>Description: Large, brick Presbyterian church designed by JT Mair in the Italian Romanesque/Byzantine style featuring intricate polychromatic brickwork and motifs, constructed c.1915 on the site of the original wooden church. In good condition externally (note: recent fire internally).</p> <p>Significance: Listed; outstanding townscape and architectural value for the quality of the its uncommon Romanesque design and construction, its association with the notable local architect JT Mair; its high cultural and historical significance as a testament to the history of the Presbyterian faith in Invercargill, illustrating the importance of Christianity during the Victorian and Edwardian periods when the church was constructed.</p> <p>Protection: Yes. Whole structure.</p>

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Commodore Flats	171 Tay Street	Invercargill	Section 5 Block LII Town of Invercargill	2454 (II)	1	75	<p>Description: Two-storey, reinforced concrete and timber block of flats designed by Stone and Sturmer of Dunedin in a late Art Deco style and constructed c.1936. In fair condition.</p> <p>Significance: Listed; townscape value as a good example of quality Art Deco residential architectural design.</p> <p>Protection: Yes. External envelope.</p>
First Church Manse	181 Tay Street	Invercargill	Sections 7 and 8 Block LII Town of Invercargill	2462 (II)	1	76	<p>Description: Two-storey, brick residence in Arts & Crafts style constructed c.1930 to a design by Allan Ford as the Manse for First Church. In good condition.</p> <p>Significance: Listed; association with First Church and notable local architect.</p> <p>Protection: Yes. Whole structure.</p>
National Bank (Former) – Super Framers	21 The Crescent (Cnr The Crescent and Clyde Street)	Invercargill	Lot 2 DP 4547	2503 (II)	1	78	<p>Description: Three-storey, reinforced concrete building in Neo-classical style featuring two full-height Ionic columns, constructed c.1929 to a design by Wellington architects, Atkins & Mitchell with support from Brodrick & Royds of Invercargill for the National Bank. In good condition.</p> <p>Significance: Listed; outstanding streetscape and architectural value for the quality of the its Classical design and construction, its association with NZ prominent architects, and its key townscape position as one of only three surviving banks on the Dee and Tay Street intersection (originally six).</p> <p>Protection: Yes. Dee and Tay Street envelope minimum.</p>

TIER 2: Sites of Local Significance

IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Cash Plus	7 Clyde Street (Cnr Clyde and Wood Streets)	Invercargill	Lot 1 DP 2428 Lot 1 DP2561	2	83	<p>Description: Two-storey, brick building designed by Charles H Roberts and constructed c.1907 as commercial storage and offices. Clyde Street frontage and interiors heavily modified. In fair condition.</p> <p>Significance: Some streetscape value for its Edwardian-period elevation, but impacted by poor shop signage and past alterations to the Clyde St frontage.</p> <p>Protection: Yes. Clyde and Wood Street frontages.</p>
Valor Fitness and Health	7 Dee Street	Invercargill	Middle Part Section 22 Block II Town of Invercargill	-	84	<p>Description: One-storey, rendered brick building with some Classical decoration; designed by Charles Lambeth, c.1906. Formerly Brass Bros clothing business. In poor condition.</p> <p>Significance: Little streetscape value as most of original frontage removed or decayed and little historical value.</p> <p>Protection: No. Remove from local list.</p>
Thai Dee	9 Dee Street	Invercargill	North Part Section 22 Block II Town of Invercargill	-	85	<p>Description: Two-storey, brick building with plain frontage and slightly Art Deco outlines; construction possibly c.1909. In poor condition.</p> <p>Significance: Little streetscape value as completely plain frontage and possibly altered in 1930s period; little historical value.</p> <p>Protection: No. Remove from local list.</p>
Spark/ Southland Radiology/ Maher Outlet/ Quest - Former Post Office	10 Dee Street	Invercargill	Lot 2 DP 396310	2	86	<p>Description: Three-storey, reinforced concrete and artificial stone building in an Art Deco/International style, designed by JT Mair as the replacement Chief Post Office, and completed c.1941. In good condition.</p> <p>Significance: Strong townscape values for its significant massing, modernist architectural statement and impressive frontage to Dee Street.</p> <p>Protection: Yes. Dee Street frontage up to first bay on the Crescent.</p>
Tuatara Backpackers	30-34 Dee Street	Invercargill	Lots 8 & 9 DP 4016 Lot 2 DP 10278	-	87	<p>Description: Three-storey, probably brick building of uncertain date with completely plain, rendered elevations. On site of, or possibly Southland Hotel building c.1880. Heavily modified if original building elements remain. In fair condition.</p> <p>Significance: Little streetscape value as completely plain frontage and substantially altered at a later date; some possibly historical site value.</p> <p>Protection: No. Remove from local list.</p>

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IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Former Frog 'n' Firkin	31 Dee Street	Invercargill	Lot 4 DP 3298 Sections 1-3 DP 748	-	88	Description: Two-storey, brick building, c.1918, originally tea-rooms above and cycle shop below; architectural detail on frontage removed and plain elevation. In poor condition. Significance: Little streetscape or historical value as plain frontage and considerably altered at a later date. Protection: No. Remove from local list.
Speight's Ale House	38-40 Dee Street	Invercargill	Lots 3-7 DP 4016	2	89	Description: Two-storey, brick building dating from either c.1879 or 1914 (S McDonald City Boot Palace) and Dee Street frontage plastered c.1944. In common Victorian Classical style and retains the S McDonald sign. In good condition. Significance: Good streetscape and architectural value for its Victorian style frontage and some group streetscape value as part of the northern Dee Street heritage buildings. Protection: Yes. Dee Street frontage.
Inside Out/ True Grit	43-45 Dee Street	Invercargill	Lots 3 and 4 DP 255	2	90	Description: Two-storey, rendered brick building designed in Classical Victorian style by FW Burwell as part of the Langland's Block development, constructed c.1878. Interior heavily modified over the twentieth century. In fair condition. Significance: High Streetscape, architectural and historical values as a surviving element of Burwell's Langland's Block and the quality of its classical Victorian frontage and decoration. Protection: Yes. Dee Street frontage.
Shearing South/ Teddy Bears Picnic/Paua House	55 Dee Street	Invercargill	Lot 3 DP 3266 Lot 1 DP 255	2	91	Description: Two-storey, rendered brick building designed in Classical Victorian style by FW Burwell as part of the Langland's Block development, constructed c.1878. Interior heavily modified over the twentieth century. In fair condition. Significance: High streetscape, architectural and historical values as a surviving element of Burwell's Langland's Block and the quality of its classical Victorian frontage and decoration. Note: current paint scheme obscures the quality of the architectural features. Protection: Yes. Dee Street frontage.
Hubbers Emporium	68 Dee Street	Invercargill	Part Section 17 Block I Town of Invercargill	2	92	Description: Three-storey, rendered brick and concrete building constructed c.1908? in Classical Victorian style for the NZ Hardware Co.; later known as the Empire Buildings. Mid-century additions/alterations in concrete including the addition of the third storey. In good condition. Significance: Good streetscape and architectural values including group value for its 'Victorian' Classical frontage and quality of its architectural decoration. Protection: Yes. Dee Street frontage. Recommend it is included in the Dee Street Historic Area.

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IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Three Bean Café/ Guilty by Confection Fudge	73-81 Dee Street (Cnr Dee and Don Streets)	Invercargill	Part Section 1 Block IX Town Of Invercargill	2	93	<p>Description: Three-storey, rendered brick corner building in common Victorian Classical style with round-headed windows and pilasters; designed by FW Burwell c.1885 as part of the Langland's Block development. In fair condition.</p> <p>Significance: High streetscape, architectural and historical values as a surviving element of Burwell's Langland's Block, for the quality of its classical Victorian frontage and decoration, and its important townscape contribution forming the corner of Dee and Don Streets.</p> <p>Protection: Yes. Whole structure.</p>
Grand Hotel Building and former Regent Theatre frontage	78 Dee Street	Invercargill	Lot 3 DP 341371	2	94	<p>Description: Three-storey, brick building identified as the Grand Hotel building but the location of the former Grand Theatre/Regent Theatre (redeveloped c.1929 by AC Ford). Construction date uncertain and frontage forms part of a group with 82-86 and 90 Dee Street (c.1909) undertaken in Edwardian Classical style. Rear of block mostly redeveloped as Spotlight and car parking. In good condition.</p> <p>Significance: Group streetscape value for its homogenous, decorative Classical frontage and symmetry.</p> <p>Protection: Yes. Dee Street frontage. Within the Dee Street Historic Area.</p>
Grand Hotel Building - Former Grey Power Southland/ Dominos Pizza	82-86 Dee Street	Invercargill	Lots 2 and 3 and Part Lot 4 DP 3620	2	95	<p>Description: Two-storey, brick building identified as the Grand Hotel building but north of the location of the former Grand Theatre/Regent Theatre (redeveloped c.1929 by AC Ford). Construction date uncertain (possibly c.1911) and frontage forms part of a group with 82-86 and 90 Dee Street (c.1909) undertaken in Edwardian Classical style. Rear of block mostly redeveloped at Spotlight and car parking. In good condition.</p> <p>Significance: Group streetscape value for its homogenous, decorative Classical frontage and symmetry.</p> <p>Protection: Yes. Dee Street frontage. Within the Dee Street Historic Area.</p>
Café La Turk & Noodle Canteen	87-89 Dee Street	Invercargill	Part Lot 8 Lot 10 DP 2107	2	96	<p>Description: Two-storey, brick buildings (pair) with solid, ornate Edwardian Classical decoration; constructed after c.1907 and possibly designed by CH Roberts. In fair condition.</p> <p>Significance: Good streetscape and architectural value for their distinctive Edwardian character.</p> <p>Protection: Yes. Dee Street frontage.</p>

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IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Waxy O'Sheas (Former Macaulay Motors Building)	90 Dee Street	Invercargill	Lot 2 DP 341371	2	97	<p>Description: Two and three-storied, brick building designed c.1909 by William Sharp and known as the Federal Buildings. The frontage forms part of a group with 78 and 82-86 Dee Street in Edwardian Classical style. Rear of block mostly redeveloped at Spotlight and car parking. In good condition.</p> <p>Significance: Group streetscape value for its homogenous, decorative Classical frontage and symmetry.</p> <p>Protection: Yes. Dee Street frontage. Within the Dee Street Historic Area.</p>
Empty (Former Daily News Building)	100 Dee Street	Invercargill	Lot 2 DP 387059		98	<p>Description: Three-storey, brick building in an ornate, Edwardian classical style designed by CJ Brodrick c.1911 for the Southland Daily News; apparently constructed in reinforced concrete. In good condition.</p> <p>Significance: High streetscape and architectural value for its strong and distinctive frontage; historical value for its long association with the Southland Daily News company.</p> <p>Protection: Yes. Dee Street frontage to first rear bay. Within the Dee Street Historic Area.</p>
Embassy Cinema Building	110-122 Dee Street	Invercargill	Sections 12 and 13 Block LXXII Town of Invercargill	2	99	<p>Description: Two-storey, mainly brick building constructed in three main phases (c.1882/90; 1914 and 1935) by Mackenzie and Gilbertson, EW Wallace and AC Ford respectively. Dee Street frontage is in common Victorian classical style; Spey Street frontage is in a much simpler but complimentary early twentieth century style. In fair condition and interiors believed to have been heavily modified.</p> <p>Significance: Good streetscape and architectural value and forms an important townscape element on the Dee and Spay Street corner. Limited heritage value but does provide an example of continuous redevelopment on one site.</p> <p>Protection: Yes. Dee Street and Spey Street frontages.</p>
P.U.T. Building	125-145 Dee Street	Invercargill	Sections 23-30 Block LXX Town of Invercargill	2	100	<p>Description: Long, two-storey brick building with a three-storey corner portion, in a very plain Victorian/Edwardian style, originally known as Neil's Buildings. Of uncertain construction date (c.1880/1890s) and architects, but possibly associated with FW Burwell and Charles H Roberts. In good condition.</p> <p>Significance: Some architectural value but more for its streetscape value as forming a distinctive and homogenous corner block on Dee and Spey Streets (east).</p> <p>Protection: Yes. Dee and Spey Street frontages. Whole of three-storey portion.</p>

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IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
DTR Rentals/ Easi-Cash	134 Dee Street	Invercargill	Part Section 15 Block LXXII Town of Invercargill	-	101	Description: One-storey frontage onto Dee Street, rendered brick building with scroll decorated parapet; uncertain date but pre-1907. Series of buildings to rear included RG Speirs workshop. In fair condition. Significance: Low architectural, streetscape and historical values. Protection: No. Remove from local list.
Shaw's Buildings	146 Dee Street	Invercargill	Lot 5 DP 300575	2	102	Description: Two-storey, plain brick building with large, arched windows, plaster cornice and classical pediment, built for Miss Jessie Shaw of Winton c.1914 to a design by Edward Anson and H McDowell Smith. In fair condition. Note: the Farmers development respects the Shaw's Buildings' footprint. Significance: High streetscape and architectural value for its striking frontage, classically inspired design and association with the prominent Dunedin and NZ architect, E Anson. Historical value for its eponymous construction and long association with Miss Shaw who owned the building until 1966. Protection: Yes (Note: re-integrated back into the Proposed District Plan). Whole structure.
Former Southland Real Estate/Former Accent 4 Flowers	147-149 Dee Street	Invercargill	Lots 5-7 DP 2194 Lot 1 DP 6423	-	103	Description: Pair of single-storey shop buildings with rendered frontages with some Art Deco influence and verandah posts. Of uncertain date but probably early twentieth century. In fair condition. Significance: Low architectural, streetscape and historical values. Protection: No. Remove from local list.
Coco Bella/Former Masterpiece Music, Stitch 'n' Knit, Accent Interiors	153-157 Dee Street	Invercargill	Lots 2, 4 and 6 DP 2194 Lots 1- 3 DP 4966	-	104	Description: Two-storey, brick buildings with simple Classical-style frontages (note 153 Dee St demolished and replaced with modern unit); early twentieth century. In poor condition. Significance: Low architectural, streetscape and historical values. Protection: Questionable as better examples of Classical frontages and no known historical values. Remove from local list.
JR's Take Away, Southland Real Estate	169-171 Dee Street	Invercargill	Lot 5 DP 2195	2	105	Description: Two-storey, brick corner building with repeating Classical frontages; constructed c.1880s as the Oreti Building and since modified. In good condition. Significance: Good streetscape and architectural value from its long frontage and Classical style, and prominent corner frontage. Some historic value as long-term commercial premises. Protection: Yes. Dee Street and Yarrow Street frontages.

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IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
E H Hayes	174 Dee Street (Cnr Dee and Leet Streets)	Invercargill	Sections 1 and 22 Block LXXII Town of Invercargill	2	106	<p>Description: One-storey, brick, former garage building constructed c.1925 to an Art Deco design by Allan C Ford, for PH Vickery. Some modern additions. In good condition.</p> <p>Significance: Good streetscape, architectural and historic values from its strong Art Deco design and continued garage/vehicle association.</p> <p>Protection: Yes. Whole structure.</p>
Toyworld, Yoga Centre Southland	181 Dee Street	Invercargill	Lot 3 DP 2195 Lots 2 and 3 DP 3224	2	107	<p>Description: Two-storey, brick, concrete and rendered building with Art Deco frontage, designed by Allan C Ford and constructed c.1929-30 for the Para Rubber Company Ltd. In good condition.</p> <p>Significance: Some streetscape, architectural and historic values from its Art Deco design although somewhat altered from the original. Better examples identified elsewhere.</p> <p>Protection: No. remove from list.</p>
Harcourt's and former Thompsons Furniture	182 Dee Street	Invercargill	Sections 2 and 9 Block LXXII Town of Invercargill	2	108	<p>Description: One and two-storey commercial building constructed originally in concrete with frontages to Dee and Leven Streets. Designed and constructed c.1925 with Art Nouveau influences by CJ Brodrick & TP Royds for A Russell & Co (later Russell Chambers). Note: the one-storey Leven Street frontage appears to have been replaced by a modern entrance. In good condition.</p> <p>Significance: The Dee Street building has good streetscape and architectural values for its early twentieth century design quality, scale and less frequently found Art Nouveau influence.</p> <p>Protection: Yes. Dee Street frontage (rear of two-storey building and Leven Street end should be removed from list).</p>
Tattoo Studio	187-189 Dee Street	Invercargill	Lots 1 and 2 DP 2195	2	109	<p>Description: Two-storey, brick building with Classical Edwardian frontage featuring plastered pilasters and dentilled cornicing. Date of construction uncertain but c.1918-20. In fair condition.</p> <p>Significance: Some streetscape and architectural values from its Classical style and detailing. Better examples identified elsewhere.</p> <p>Protection: No. remove from list.</p>
Lone Star	197A Dee Street	Invercargill	Lot 1 DP 2054	2	110	<p>Description: Two-storey, brick corner building in striking Classical style with ornate window pediments and ground floor detailing; construction date uncertain but possibly c.1878-9 as the Melbourne Hotel; certainly by c.1909 as the Southland Engineering Co. In good condition.</p> <p>Significance: Good architectural and streetscape values for its strong classical character, detailing and prominent corner position on Leet Street. Potentially good historical value as an early city hotel (if original building).</p> <p>Protection: Yes. Whole structure.</p>

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IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Kitz'n'Thingz	201 Dee Street	Invercargill	Part Section 22 DP 1683	-	111	Description: Two-storey, brick building in very plain Art Deco/Classical style, probably modified from original; construction date uncertain but c.1920. In good condition. Significance: Low architectural value either individually or as part of the streetscape. Protection: No. Remove from local list.
Kart Shop	205 Dee Street	Invercargill	Part Section 22 Block LXVIII Town of Invercargill	-	112	Description: Two-storey, brick building in simple Art Deco style; construction date uncertain but c.1930. In fair condition. Significance: Low architectural value either individually or as part of the streetscape. Protection: No. Remove from local list.
RSA Memorial Hall	2 Deveron Street	Invercargill	Section 12 Block III Town of Invercargill	2	113	Description: One-storey, brick and render RSA memorial building constructed c.1955-56. Significance: Good architectural and streetscape values for its mid-twentieth character and interesting frontage to Tay Street and the Tay/Deveron Street corner. Protection: Yes. Whole envelope.
Tillermans Music Lounge	14 Don Street	Invercargill	Section 20 Block LXXI Town of Invercargill	2	114	Description: Two distinct buildings: 14 Don is a two-storey, brick building in residential style with a single storey addition to its frontage (Tillerman Building). 16 Don is a two-storey, rendered brick, commercial building in Classical Victorian style. Construction dates uncertain but c.1890s. Significance: Some architectural and streetscape value and interest for the juxtaposition of the plain brick, residential-scale building next to its typical Victorian commercial counterpart. Protection: Yes. 14 Don Street (whole structure excluding the later bay fronting Don Street) and 16 Don Street frontage.
Former Gary Cooper & Associates, Lumley Insurance, Cash Converters	19 Don Street	Invercargill	Section 4 Block IX Town of Invercargill Lot 3 DP 2617	2	115	Description: Two-storey, rendered brick building in typical Art Deco design, constructed c.1920 as a warehouse for Sargood, Son and Ewen (c.1963 onwards used as the public library). In good condition. Significance: Good streetscape and architectural values from its quality Art Deco design and frontage, mass and general character. Protection: Yes. Don Street frontage. Note: The building has been consented for demolition, as of November 2016.

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IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Public Trust	28 Don Street	Invercargill	Section 17 Block LXXII Town of Invercargill	1	117	<p>Description: Large, two-storey reinforced concrete building constructed c.1920-21 and designed by CJ Brodrick & TP Royds as the Public Trust Office in a low-key Art Nouveau style with a cast iron entrance canopy. Windows have been replaced. In good condition.</p> <p>Significance: High architectural and streetscape value for its high quality and stately design with Art Nouveau influenced detailing and workmanship. Continues the Public Trust Office role from the previous Victorian building on the site.</p> <p>Protection: Yes. Whole structure. Consider for HNZPT listing as Tier 1 building.</p>
Law Courts	35 Don Street	Invercargill	Lot 1 DP 12894	1	118	<p>Description: One-storey, rendered brick (?) building constructed c.1942 as the new city law Courts to a design by JT Mair; in an Art Deco/International style. In good condition.</p> <p>Significance: Strong townscape values for its significant massing, modernist architectural statement and impressive frontage to Don Street.</p> <p>Protection: Yes. Whole structure. Consider for HNZPT listing as Tier 1 building.</p>
BDO Accountants	46 Don Street	Invercargill	Lot 1 DP 13520	2	119	<p>Description: One-storey, rendered brick (?) building with (new) frontage in a strongly Art Deco design. Building itself may date to c.1900/1920; date of frontage unknown. In good condition.</p> <p>Significance: Adds interesting streetscape character value even if not an original 1920s frontage.</p> <p>Protection: Yes. Don Street frontage.</p>
Scholefield Cockroft Lloyd	58 Don Street	Invercargill	Section 21 Block LXIV Town of Invercargill	2	120	<p>Description: Two-storey, brick building designed for Mrs Grace Plank c.1913 by CJ Brodrick in a semi-classical, Arts and Crafts influenced style. In good condition.</p> <p>Significance: Good architectural and streetscape values for its residential character and brick construction and classical detailing. Good example of a gentleman Doctor's practice form (see also 68 & 82 Don Street).</p> <p>Protection: Yes. Whole structure.</p>
Martin & Lobb Optometrists	68 Don Street	Invercargill	Section 18 Block LXIV Town of Invercargill	2	121	<p>Description: Modest, two-storey, bungalow-style building with timber shingle cladding and low gabled rooflines; constructed c.1928 for surgeon, Harold Gibson. In good condition.</p> <p>Significance: Some architectural and streetscape values for its residential character and shingle/bungalow form. Later example of a gentleman Doctor's practice form (see also 58 & 82 Don Street).</p> <p>Protection: Yes. Whole structure.</p>

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Facemakers, Trevor Thayer Valuations	82 Don Street	Invercargill	Lot 1 DP 10798	2	122	Description: Modest, two-storey, brick building in residential style, designed c.1931 by Allan C Ford and constructed as a doctor's surgery and residence for Dr R Burns Watson. In good condition. Significance: Some architectural and streetscape values for its residential character and scale. Later example of a gentleman Doctor's practice form (see also 58 & 68 Don Street). Protection: Yes. Whole structure.
Chadderton Valuation	93 Don Street	Invercargill	North Part Lot G DP 1005	2	123	Description: Modest, one-storey brick commercial building in simple Classical Victorian style; construction date uncertain but before c.1909. In good condition. Significance: Good streetscape value from its corner position and form, and simple Victorian character. Protection: Yes. Don and Deveron Street frontages as a minimum.
Former Southland Health	8 Esk Street West	Invercargill	Lot 4 DP 3130 Lot 2 DP 4200	2	124	Description: Large, two-storey brick and reinforced concrete building with rendered façade, designed by CJ Brodrick & TP Royds in Art Deco style and constructed c.1934 for the Southland Frozen Meat & Produce Co Ltd. With later, c.1950-52 extension to the west. In good-fair condition. Significance: Good streetscape and architectural value for its quality Art Deco detailing and character, and association with Invercargill architect, CJ Brodrick. Some group streetscape value with the other mid-century East Street West buildings. Protection: Yes. Esk Street West frontage as a minimum.
Lombard House	10 Esk Street West	Invercargill	Lot 5 DP 3130	2	125	Description: Two-storey, reinforced concrete building (rebuilt c.1956) with tiled cladding, designed by Smith and Rice Architects in International style for the NZ Shipping Co. Ltd. In fair condition. Significance: Good streetscape and architectural value for its quality International style character and tile cladding. Some group streetscape value with the other mid-century East Street West buildings. Protection: Yes. Esk Street West frontage as a minimum
Former State Fire Insurance Building	13 Esk Street West	Invercargill	Lot 2 DP 13928	2	126	Description: Two-storey, reinforced concrete building designed by JT Mair in Art Deco style; constructed as the State Fire and Accident Insurance office c.1938. In good condition. Significance: High architectural and streetscape values for the quality and construction of its Art Deco design, standalone position and association with the prominent architect JT Mair. Protection: Yes. Whole structure.
Former Southern Cross	12-16 Esk Street West	Invercargill	Part Section 12 Block I Town of Invercargill	2	127	Description: Two-storey, rendered brick building in Classical Victorian design; constructed c.1887 and became the offices of the

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Buildings						Southern Cross News. In fair condition. Significance: Good streetscape, architectural and historic values from its typical Victorian classical commercial frontage and long association with the Southern Cross newspaper. Protection: Yes. Esk Street West frontage .
Former McKillop Ltd	18 Esk Street West	Invercargill	Lot 1 DP 4409 Lot 1 DP 10278	-	128	Description: Two-storey, rendered brick building of uncertain date but remodelled c.1956 for McKillop Ltd in mid-twentieth century design. In fair condition. Significance: Low streetscape and architectural value as a fairly ordinary example of its period and makes little real contribution to the Esk Street West area group apart from the McKillop sign. Protection: No. remove from list.
Factorie	28 Esk Street	Invercargill	Part Section 21 Block IX Town of Invercargill	2	129	Description: Three-storey, brick and Oamaru stone building with ornate Victorian Classical detailing and columns to upper storeys; designed by FW Burwell c.1886 and constructed for the Australian Mutual Provident Society c.1889. Note: some original statuary removed from frontage c.1957. In good condition. Significance: High architectural and streetscape values for the quality and construction of its ornate Classical design and association with the prominent architect FW Burwell. Part of a group of notable Victorian commercial frontages along Esk Street. Protection: Yes. Esk Street frontage.
Good 2U	34 Esk Street	Invercargill	Lot 2 DP 6036	2	130	Description: Two-storey, rendered brick building in a Victorian Classical design featuring a balustrade parapet and moulded windows; designed by Mackenzie and Gilbertson c.1893 for Mr A Raeside and from 1921 occupied by Charles Begg's music shop. From 1961 known as the Blampied Building. In good condition. Significance: High architectural and streetscape values for the quality of its ornate Classical design and part of a group of notable Victorian commercial frontages along Esk Street. Protection: Yes. Esk Street frontage.
Bonsai & Quest	35 Esk street	Invercargill	Lots 1 and 3 DP 3298	2	131	Description: Two-storey, rendered brick building in a Victorian Classical design featuring pilasters with composite capitals and an ornate balustrade parapet with dentils and cornice. Architect and construction date uncertain but pre-1909. In poor condition. Significance: High architectural and streetscape values for the quality of its ornate Classical design and part of a group of notable Victorian commercial frontages along Esk Street. Protection: Yes. Esk Street frontage.

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Turkish Kebabs	37 Esk Street	Invercargill	Part Section 3 Block II Town of Invercargill	-	132	<p>Description: Two-storey, rendered brick building in a very low-key Art Deco design. Architect and construction date uncertain but c.1911. In fair condition.</p> <p>Significance: Low streetscape and architectural value as a very plain example of its period and makes little real contribution to the Esk Street area character.</p> <p>Protection: No. Remove from list.</p>
Allan White, Shoe Clinic	38 Esk Street	Invercargill	Lot 1 DP 383	2	133	<p>Description: Two-storey, rendered brick building in an Edwardian Classical design featuring moulded decoration and an ornate balustrade parapet with dentils and cornice. Architect and construction date uncertain but c.1911. In good condition.</p> <p>Significance: High architectural and streetscape values for the quality of its ornate Classical design and part of a group of notable Victorian/Edwardian commercial frontages along Esk Street.</p> <p>Protection: Yes. Esk Street frontage.</p>
OPSM	40 Esk Street	Invercargill	West Part Section 18 Block IX Town of Invercargill	2	134	<p>Description: Two-storey, rendered brick building in an Edwardian Venetian Gothic influenced style, constructed c.1914 for Macalister Bros, barristers and solicitors (original architect unidentified). With later alterations by ER Wilson and Allan C Ford. Mirrored by 42 Esk Street. Note, building behind frontage rebuilt. In good condition.</p> <p>Significance: High architectural and streetscape values for the quality of its interesting and more unusual Venetian Gothic design, and part of a group of notable Victorian/Edwardian commercial frontages along Esk Street.</p> <p>Protection: Yes. Esk Street frontage.</p>
Glassons	42 Esk Street	Invercargill	Part Sections 17 and 18 Block IX Town of Invercargill	2	135	<p>Description: Two-storey, rendered brick building in an Edwardian Venetian Gothic influenced style, constructed c.1914 for Joseph Holloway Ltd (original architect unidentified) and rebuilt c.1928 after a fire by CJ Brodrick and TP Royds. Blanking to windows and parapet. Mirrored by 40 Esk Street. In good condition.</p> <p>Significance: High architectural and streetscape values for the quality of its interesting and more unusual Venetian Gothic design, and part of a group of notable Victorian/Edwardian commercial frontages along Esk Street.</p> <p>Protection: Yes. Esk Street frontage.</p>
Jay Jays, 2 Degrees Mobile, Sass Café	49 Esk Street	Invercargill	Lot 3 DP 6653	2	136	<p>Description: Two-storey, rendered brick building in Victorian Classical design with contiguous, semi-circular-headed windows and a plain parapet. Construction date uncertain but c.1900 for Lillicrap & Co. book and music sellers. Parapet removed and alterations c.1944 by Alan C Ford. In good condition.</p> <p>Significance: Good architectural and streetscape values for the</p>

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IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
						quality of its Classical design and part of a group of notable Victorian/Edwardian commercial frontages along Esk Street. Protection: Yes. Esk Street frontage.
Pascoes, Max Fashions	53 Esk Street	Invercargill	Lot 1 DP 10282	2	137	Description: Two-storey, rendered brick building in both a Victorian Classical design featuring typical semi-circular windows and pilasters, and later Art Deco decoration including a plain parapet. Construction date uncertain but c.1900 for Charles Gray (music studio) and design possibly by ER Wilson. 1934 Art Deco renovation by Allan C Ford for the New Zealand Insurance Company Ltd. In good condition. Significance: Good architectural and streetscape values for the quality of its mixed Classical and Art Deco designed frontage, and as part of a group of notable Victorian/Edwardian commercial frontages along Esk Street. Protection: Yes. Esk Street frontage.
Cambridge Buildings, Cambridge Place Arcade, Skelts Jewellers, Former NZ Natural Café	59-61 Esk Street	Invercargill	Lot 7 DP 5659	2	138	Description: Two-storey building forming a commercial arcade between Esk and Tay Streets. First constructed c.1905 as The Arcade, but largely burnt down in a 1930 fire; rebuilt to an Art Deco design by Allan C Ford c.1934 incorporating the original 1905 window arcade. In good condition. Significance: High architectural and streetscape values for the quality of its interesting mix of Edwardian and Art Deco design, and part of a group of notable Victorian/Edwardian commercial frontages along Esk Street. Protection: Yes. Esk Street frontage to first bay at rear.
Just Jeans	62 Esk Street	Invercargill	Part Section 15 Block IX Town of Invercargill	2	139	Description: Two-storey rendered brick building in a typically Victorian Classical style although constructed c. 1927-28 as the Sawmill Workers Union Rooms and Labour Hall; architect unknown. In good condition. Significance: High architectural and streetscape values for the quality of its quite severe Classical design, and part of a group of notable Victorian/Edwardian and later commercial frontages along Esk Street. Protection: Yes. Esk Street frontage.

TIER 2: Sites of Local Significance

IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Former ASB Bank United Travel	63 Esk Street	Invercargill	Lot 1 DP 471245	2	140	<p>Description: Two-storey rendered brick building in an Art Deco style designed by Allan C Ford c.1929 for Nichols Bros and known as Nichols Building. Replaced an 1860s commercial building. In good condition.</p> <p>Significance: High architectural and streetscape values for the quality of its Art Deco design and quality period detailing, and part of a group of notable Victorian/Edwardian and later commercial frontages along Esk Street.</p> <p>Protection: Yes. Esk Street frontage as a minimum.</p>
Ranfurly House - Pagani	72 Esk Street	Invercargill	Part Section 13 LTP 374	-	141	<p>Description: Two-storey, rendered brick building in a very plain 1930s Art Deco style featuring some simple window mouldings and the sign 'Ranfurly House'; construction date and architect uncertain. In good condition.</p> <p>Significance: Low streetscape and architectural values and no known historical values.</p> <p>Protection: No. Remove from list.</p>
Step by Step, Jeff ross Copies & Audio	120 Esk Street	Invercargill	Lot 2 DP 3859	-	142	<p>Description: Two-storey, brick and concrete building with plain frontage, constructed c.1928 and heavily modified in the 1980s (later Oreti House). In poor condition.</p> <p>Significance: Little streetscape or other values.</p> <p>Protection: No. Remove from list.</p>
Bombay Palace	68 Forth Street	Invercargill	Part Sec 27 Lot 1 DP 5251	-	143	<p>Description: One-storey, brick bungalow, constructed c.1929 as the Southern Club (1929-1991). In good condition.</p> <p>Significance: Low streetscape or architectural value; undetermined cultural value.</p> <p>Protection: No. Remove from list.</p>
Southern Institute of Technology (Building fronting Forth Street)	130 Forth Street	Invercargill	Sections 16-24 Block XII Town of Invercargill	2	144	<p>Description: Extensive four-storey, brick/concrete building in International style featuring extensive bays of windows and horizontal banding. Construction as the Southland Technical College workshops c.1936; architect uncertain. In good condition.</p> <p>Significance: Good streetscape and strong architectural values for its dominant position and massing on Forth (and Tay) Street and the distinctiveness of its International/ Institutional style design, and cultural value for its long association with SIT.</p> <p>Protection: Yes. Whole structure.</p>

TIER 2: Sites of Local Significance

IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Middle School	31 Jed Street	Invercargill	Sections 1, 2-6 19-22 Block LIV Town of Invercargill	2	145	<p>Description: One-storey, brick and render building in bungalow style constructed c.1926 as the Infant section of the Middle School; architect unknown; strengthened c.1979. In good condition.</p> <p>Significance: Some streetscape value for its bungalow style and residential-scale institutional design.</p> <p>Protection: Yes. Whole structure.</p>
Former Cecil Hotel Building	2-16 Kelvin Street and 58-64 Tay Street	Invercargill	Part Section 12 Block II Town of Invercargill	2	146	<p>Description: Two-storey, rendered brick building with plain Victorian windows at first floor level. 2-16 Kelvin Street originally constructed as a hotel (Cecil) sometime between c.1904-1924. Victorian/Edwardian façade heavily modified and architectural detail removed c.1932 by Allan C Ford. 58 Tay Street was Fairweather's boot shop c.1878 and retains most of its original Victorian Classical frontage. In fair condition.</p> <p>Significance: 2-16 Kelvin Street low streetscape and architectural values from removal of original detailing on frontages, but some historical value from its hotel site history. 58 Tay Street has good streetscape and architectural value for its recognisable Victorian commercial frontage.</p> <p>Protection: Yes. Tay and Kelvin Street frontages.</p>
Beauty and Beyond	18 Kelvin Street	Invercargill	Lots 2 and 5 Part Lot 1 DP 2682	2	147	<p>Description: Two-storey, rendered brick building in Art Deco design featuring original leaded light windows, classic Art Deco moulding and 'Thompson's' sign on front; construction date and architect uncertain. In good condition.</p> <p>Significance: High streetscape and architectural values from the quality and interest of its Art Deco designed frontage.</p> <p>Protection: Yes. Kelvin Street frontage.</p>
Southland Community House, You travel	42, & 48-50 Kelvin Street (Cnr Kelvin and 42 Don Street)	Invercargill	Lots 2 and 3 DP 13520	2	148	<p>Description: Two-storey, rendered brick building occupying the corner of Kelvin and Don Streets, in restrained Edwardian Classical decoration and constructed c.1906 as the NZ Express Company Ltd to a design by Peter Walker. Strengthened in 1996 when transferred to NZ Bank. In good condition.</p> <p>Significance: Good streetscape and architectural values from the quality of its classical Edwardian design and prominent corner position.</p> <p>Protection: Yes. Kelvin and Don Street frontages.</p>

TIER 2: Sites of Local Significance

IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Former Whichcraft	52 Kelvin Street	Invercargill	Lot 4 DP 3330	-	149	<p>Description: One-storey building with rendered frontage in a very simple late Art Deco style; constructed c. 1937 and associated with 42 Kelvin Street history. In good condition.</p> <p>Significance: Low streetscape or architectural and historical values; single-storey height disrupts the two-storey pattern of buildings on either side.</p> <p>Protection: No. Remove from list.</p>
Lexicon House	58 Kelvin Street	Invercargill	Lots 1-3 DP 3330	2	150	<p>Description: Two-storey, rendered brick building occupying the corner of Kelvin and Spey Streets, in late Art Deco/Modernist design and form. Constructed c.1940 for JK Stevenson Ltd. In good condition.</p> <p>Significance: Good streetscape and architectural values from the quality of its late Art Deco design and prominent corner position. Last remaining heritage building on the Kelvin/Spey Street corners.</p> <p>Protection: Yes. Kelvin and Spey Street frontages.</p>
Former Invercargill Railway Station (YMCA Training Station)	2 Leven Street	Invercargill	Lot 2 DP 13404	2	-	<p>Description: Two-Storey building with distinctive angular rooflines and bays, constructed c.1978 in a modernistic concrete design by local architects Gray Derby and Associates.</p> <p>Significance: One of few modern designs in a distinctive character and construction style in the City; the railway station replaced the former Victorian station on a nearby site and provides a strong architectural contrast with the largely historic architecture of the CCA.</p> <p>Protection: Yes. Whole Structure.</p>
Super Cheap Auto (Building Façade fronting Leet Street)	6 Leet Street	Invercargill	Lot 2 DP 8555	2	151	<p>Description: One-storey, rendered brick warehouse building featuring circular windows and classical keystones in three segments, originally constructed for Thompson & Co cordial manufacturers before c.1922. In good condition.</p> <p>Significance: Good streetscape and historical values from the quality of its classical 1920s design and light industrial function.</p> <p>Protection: Yes. Leet Street frontage.</p>
Spotlight (Former Macaulay's Building Façade)	33 Leven Street	Invercargill	Lot 1 DP 387059	-	152	<p>Description: Remnant façade from the former Macaulay's Building incorporated within the modern Spotlight building.</p> <p>Significance: None.</p> <p>Protection: No. Remove from list.</p>

TIER 2: Sites of Local Significance

IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
BB Cunninghame Ltd	50 Spey Street	Invercargill	Section 7 Block XCI Town of Invercargill	2	153	<p>Description: One-storey, rendered brick building with classical style windows and mouldings, and saw-tooth roof form; constructed possibly c.1934 as JR Mills & Son's wool store. In good condition.</p> <p>Significance: Good streetscape and architectural value for its 1930s detailing, modest scale and light industrial function.</p> <p>Protection: Yes. Whole structure.</p>
Postie	64 Spey Street	Invercargill	Lots 1-4 DP 1644	2	154	<p>Description: One-storey, rendered brick building with one remaining Art Deco designed elevation to Spey Street, constructed c.1935 to a design by Edward H Smith for the Southland New Company. Other elevations significantly modified. In good condition.</p> <p>Significance: Spey Street elevation has some streetscape and architectural value for its Art Deco design quality and original form.</p> <p>Protection: Yes. Spey Street frontage.</p>
Former NZ Postal Centre (Former Briscoe & Company)	69-71 Spey Street	Invercargill	Part Section 1 and Part Section 22 Block I Town of Invercargill	2	155	<p>Description: One-storey, rendered brick building in classical-influenced Art Deco style, constructed c.1935 for Briscoe and Company Ltd as a warehouse extension to their Dee Street premises. In good condition.</p> <p>Significance: Good streetscape and architectural value for its 1930s detailing and classical proportions, modest scale and light industrial function.</p> <p>Protection: Yes. Whole structure.</p>
Sharp	88 Spey Street	Invercargill	West Part Section 21 Block LXIX Town of Invercargill Lot 9 and Part Lot 8 DP 2194	2	156	<p>Description: Two-storey, rendered brick building with 'Bray's Building' signage and simple Art Deco detailing; constructed c.1930 as auction houses by Gray Bros Builders for T MacGregor. In good condition.</p> <p>Significance: Some streetscape and architectural value for the simple quality of its Art Deco frontage and modest scale.</p> <p>Protection: Yes. Spey Street frontage.</p>
Manna Bookshop	90 Spey Street	Invercargill	Part Section 21 Block LXIX Town of Invercargill	-	157	<p>Description: One-storey, rendered brick building with Art Deco influenced, mid-century frontage; construction date uncertain but c.1948. In good condition.</p> <p>Significance: Some-low streetscape and architectural value for the simple quality of its Art Deco frontage and modest scale but little group streetscape quality with 98 & 106 Spey Street mid-century buildings.</p>

TIER 2: Sites of Local Significance

IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
						Protection: No. remove from list.
Bliss Hair Design	98 Spey Street	Invercargill	Part Lot 2 DP 2431	-	158	<p>Description: Two-storey, rendered brick building with Art Deco influenced, mid-century frontage; construction date uncertain but c.1938 as Bowden's Mart Building' modified c.1962. In fair condition.</p> <p>Significance: Some-low streetscape and architectural value for the simple quality of its Art Deco frontage and modest scale but little group streetscape quality with 90 & 106 Spey Street mid-century buildings.</p> <p>Protection: No. remove from list.</p>
Orphans Aid Shop	106 Spey Street	Invercargill	Section 17 Block LXX Town of Invercargill	-	159	<p>Description: One-storey building with one-and-a-half height frontage in simple Art Deco style featuring a stepped gable and horizontal moulding. Construction date uncertain but possibly c.1920; converted to garage in 1960s and then print works. In good condition.</p> <p>Significance: Some-low streetscape and architectural value for the simple quality of its Art Deco frontage and modest scale but little group streetscape quality with 90 & Spey Street mid-century buildings.</p> <p>Protection: No. remove from list.</p>
C3 Church, AgriFocus	117 Spey Street	Invercargill	Lot 2 DP 918	2	160	<p>Description: Large, two-storey building with Art Deco influenced frontage and modern front additions; designed by Allan C Ford and constructed c.1925 for the Iron and Steel Company of New Zealand Ltd. In good condition.</p> <p>Significance: Good streetscape and architectural values for its Art Deco influenced design despite being heavily modified in the late 20th century.</p> <p>Protection: Yes. Spey Street frontage to first bay.</p>
Venture Southland	143 Spey Street	Invercargill	Part Section 5 Lot 1 DP 4934	2	161	<p>Description: Two-storey, rendered brick and concrete building in mid-century International style designed by A Milne and constructed c.1955 for the Southland Catchment Board. In good condition.</p> <p>Significance: Good streetscape and architectural value as a quality example of typical 1950s International style design and form.</p> <p>Protection: Yes. Whole structure.</p>

TIER 2: Sites of Local Significance

IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Former Coin & Save	23 Tay Street	Invercargill	Section 11 Block LXXV Town of Invercargill	2	162	<p>Description: Two-storey, rendered brick building in Victorian Classical style featuring window mouldings, heavy corncicing and a balustrade parapet; early verandah posts. Architect and construction date uncertain but pre-1910 when occupied by Scoullar and Chisholm Ltd.'s furniture warehouse. In poor condition.</p> <p>Significance: High architectural and streetscape values for its ornate Victorian commercial frontage and classical design.</p> <p>Protection: Yes. Tay Street frontage.</p>
Trevor Daley Music	30 Tay Street	Invercargill	Lot 2 DP 2359	2	163	<p>Description: Two-storey, rendered brick building in Art Deco style featuring a horizontal woven decorative band above the windows; designed and constructed c.1933 by CJ Brodrick and TP Royds for Miss J Ibbotson. In fair condition.</p> <p>Significance: Some streetscape and architectural value for the simple quality of its Art Deco frontage and modest scale but little group streetscape quality.</p> <p>Protection: Yes. Tay Street frontage.</p>
Southern Adventure	31 Tay Street	Invercargill	Section 16 Block LXXV Town of Invercargill	2	164	<p>Description: Two-storey, rendered brick building in a simple Victorian Classical style featuring window mouldings and a pierced parapet. Architect and construction date uncertain but c.1878 when occupied by Manson & sons Ironmongers. In fair condition. Matching frontage with 33 Tay street to the east.</p> <p>Significance: Good architectural and streetscape values for its typical commercial Victorian frontage and classical design. Note: paired with 33 Tay Street stylistically. Protection: Yes. Tay Street frontage and extend to frontage of 33 Tay Street.</p>
Kaos Hair Design (Former Henderson Hardware Building)	35 Tay Street	Invercargill	Part Section 18 Block LXXV Town of Invercargill Lot 2 DP 3205	2	165	<p>Description: Two-storey, rendered brick building in a distinctive Art Deco design featuring vertically moulded panels and a stepped gable with 'Henderson Hardware' in relief. Original construction date uncertain but occupied c.1911 and Henderson's c.1937. In good condition.</p> <p>Significance: Good streetscape and architectural values for its strong Art Deco frontage and shopfront/verandah posts.</p> <p>Protection: Yes. Whole building envelope.</p>

TIER 2: Sites of Local Significance

IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Cambridge Buildings, Cambridge Place Arcade, Thai Thai Restaurant	40 Tay Street	Invercargill	Part Section 16 Block II Town of Invercargill	2	166	<p>Description: Two-storey building forming a commercial arcade between Esk and Tay Streets. First constructed c.1905 as The Arcade, but largely burnt down in a 1930 fire; rebuilt to an Art Deco design by Allan C Ford c.1934 incorporating the original 1905 window arcade. In good condition.</p> <p>Significance: High architectural and streetscape values for the quality of its interesting mix of Edwardian and Art Deco design.</p> <p>Protection: Yes. Whole structure.</p>
Art Fun Wear	42 Tay Street	Invercargill	Part Sections 15 and 16 Block II Town of Invercargill	-	167	<p>Description: Two-storey building originally constructed in an ornate Victorian Classical style c.1900 for Herbert, Haynes & Co Ltd, drapers, but completely remodelled frontage c.1935 by Allan C Ford in a simplistic Art Deco style. In good condition.</p> <p>Significance: Low streetscape or architectural and historical values as 1935 frontage not an attractive example of Art Deco design.</p> <p>Protection: No. Remove from list.</p>
Ivan Bulling Ltd (Former Petersons Building)	45 Tay Street	Invercargill	Section 19 Block LXXV Town of Invercargill	2	168	<p>Description: Two-storey, brick building with unrendered frontage in a low-key, Classical Victorian/Edwardian design featuring dentils and cornice, and original shopfront details and verandah posts. Construction date and architect uncertain but pre-c.1911 when occupied by barrister, James Sampson Neave.</p> <p>Significance: Good architectural and streetscape values for its simple brick, Victorian classical frontage.</p> <p>Protection: Yes. Tay Street frontage.</p>
Pita Pit/Kiwi Yo	47 Tay Street	Invercargill	Section 20 Block LXXV Town of Invercargill	-	169	<p>Description: One-storey building with plain/obscured frontage with no architectural detail. Site history from c.1887 but building of uncertain date.</p> <p>Significance: No streetscape or other values identified.</p> <p>Protection: No. Remove from list.</p>
Macpac	48 Tay Street	Invercargill	Lot 1 DP 15444 and Lot 1 DP 4286	-	170	<p>Description: Two-storey building with plain rendered frontage with no architectural detail. Designed c.1910 by Edmund R Wilson but ornate Edwardian frontage effectively removed c.1952 to current appearance. Occupied by H&J Smith c.1910. In fair condition.</p> <p>Significance: No streetscape value and low historical or other values.</p> <p>Protection: No. Remove from list.</p>

TIER 2: Sites of Local Significance

IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Former Young Reflections	49 Tay Street	Invercargill	Section 21 Block LXXV Town of Invercargill	2	171	Description: Two-storey, rendered brick building in a simple but attractive Art Deco style featuring wide, gently arched windows and its 1930s shopfront; constructed c.1930 to a design by Allan C Ford for Andrew Lees Ltd. In good condition. Significance: Good architectural and streetscape values for its simple and open Art Deco frontage and shopfront, and restores the two-storey height rhythm along this section of Tay Street. Protection: Yes. Tay Street frontage.
Zookeepers Café	50 Tay Street	Invercargill	Lots 2 and 3 DP 4286	-	172	Description: Two-storey building with plain rendered frontage with no architectural detail. Designed c.1917 but ornate Edwardian frontage effectively removed c.1952 to current appearance. Constructed for H&J Smith. In fair condition. Significance: No streetscape value and low historical or other values. Protection: No. Remove from list.
Wensleys Pro Cycle Centre	53 Tay Street	Invercargill	Lot 1 DP 3319	2	173	Description: Two-storey, rendered brick building on the corner of Tay and Nith Streets, in Victorian Classical style featuring continuous moulded bands and heavy cornices. Construction date and architect uncertain but c.1878 when occupied by Thomson and Beattie, Tailors. Significance: Good architectural and streetscape values for its Victorian classical frontage and prominent corner position on Tay and Nith Streets. Protection: Yes. Tay and Nith Street frontages.
Yaks'n'yetis	63-65 Tay Street	Invercargill	Lot 1 DP 3933	2	174	Description: Two-storey, rendered brick building in very plain Classical Victorian style with a slightly unusual pattern of door and windows in the ground storey. Constructed c.1876-78 for William Craig, Printers. Significance: Good streetscape and architectural values and high historic value as a fairly original surviving early commercial premise on Tay Street. Protection: Yes. Within Tay Street Historic Area. Whole structure. Note: previously identified as Listed Cat II (ref 2522) but not part of the Trent House listing so correction in DP Scheduled required.
H & J Smith	66 - 74 Tay Street	Invercargill	Sections 1 and 2, 4, 19 and 22, Part Sections 3, 19 and 20 Block III Town of Invercargill	2	175	Description: Two and three-storey building faced with concrete panels in a strongly vertical design. Core of corner building constructed c.1913 as Price & Bulleid's store

TIER 2: Sites of Local Significance

IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
			Lot 1 DP 4051			<p>and extensively remodelled c.1922-24 as part of the H&J Smith takeover. Frontages completely replaced with concrete pre-cast panels by architects Smith, Rice, Lawrence & Mollison in 1969 in Modernist style. In good condition.</p> <p>Significance: Architectural value as example of 1960s Modernist style; streetscape value for its corner massing, clock feature and vertical quality. Some cultural value for the H&J Smith association.</p> <p>Protection: Questionable to protect as all of visible building is c.1920s and or 1960s, and although important cultural association with H&J Smith, heritage protection may not be appropriate. Protect envelope at present.</p>
UFS Building, mamma Lina Ristorante Italian, UFS Dispensary	76 Tay Street	Invercargill	Lot 2 DP 325799	2	176	<p>Description: Two-storey, rendered brick building with plain frontage and 'UFS Building' along parapet. Interesting history associate with United Friendly Societies building, constructed c.1884-6 and remodelled several times, notably c.1853 by Smith and Rice when all of the earlier architectural detailing and parapet were removed and plastered over. In fair condition.</p> <p>Significance: Low streetscape or architectural value. Important historical and cultural values for its association with the UFS and as New Zealand's first co-operative dispensary.</p> <p>Protection: Yes. Tay Street frontage.</p>
Everett Studios Ltd	154 Tay Street	Invercargill	Lot 1 DP 688	2	177	<p>Description: One-storey, brick shop building with rendered frontage and Classical Victorian/Edwardian detailing on gable. Construction date uncertain but possibly earliest c.1878 and in occupation by c.1900. One of a pair of outlying shops with 156 Tay Street. In fair condition.</p> <p>Significance: Low streetscape and architectural values as little street presence despite Victorian detailing.</p> <p>Protection: Yes. Tay Street frontage.</p>

TIER 2: Sites of Local Significance

IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECT- ION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Former DQR	156 Tay Street	Invercargill	Lot 3 DP 688	2	178	<p>Description: One-storey, brick shop building with rendered frontage and Classical Victorian/Edwardian detailing on gable. Construction date uncertain but possibly earliest c.1878 and in occupation by c.1900. One of a pair of outlying shops with 154 Tay Street. In fair condition.</p> <p>Significance: Low streetscape and architectural values as little street presence despite Victorian detailing.</p> <p>Protection: Yes. Tay Street frontage.</p>
Former Wrightson Building – Little India	11 The Crescent	Invercargill	Lot 1 DP 8838	2	179	<p>Description: Imposing two-storey building with a Victorian Classical frontage featuring rows of semi-circular windows, rustication and a grand colonnaded entrance porch. Some of the architectural detail was removed in the twentieth century. Designed by FW Burwell in the 1880s as part of The Crescent commercial development.</p> <p>Significance: High architectural and streetscape values for its grand Victorian classical design and imposing two-storey frontage and one of the few original elements of the Crescent remaining.</p> <p>Protection: Yes. The Crescent frontage.</p>
Mr Rental	5 Yarrow Street	Invercargill	Lot 2 DP 4538	-	180	<p>Description: Two-storey, rendered brick building with plain, Art Deco influenced moulding above windows added by Allan C Ford c.1937. Construction date uncertain but probably early twentieth century. In fair condition.</p> <p>Significance: Low streetscape and architectural values and no known historical value.</p> <p>Protection: No. Remove from list.</p>

HISTORIC AREAS – LOCALLY LISTED

IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	DESCRIPTION	2016 PROTECTION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Dee Street Historic Area	Dee Street	Invercargill	Includes six buildings from the Grand Hotel to Briscoes Building	1	181	<p>Description: The Dee Street Historic Area contains a group of buildings that reflect some of the best examples of the City’s late nineteenth and early twentieth century built character located on Dee Street. This includes the former Grand Hotel and Regent Theatre, the former Daily News building and the Briscoes building.</p> <p>Significance: Together they provide a homogenous and almost symmetrical street frontage to this end of Dee Street, creating a strong streetscape character of high heritage and architectural significance.</p> <p>Protection: Yes. Revise Historic Area boundary to include Hubber’s Emporium building at 68 Dee Street, immediately south of the former Grand Hotel.</p>
Tay Street Historic Area	Tay Street	Invercargill	Comprising Trent House 59-61; Yaks’n’Yeti’s 63; Smiths City 65-67; Save Mart 73; YMCA Building 77-79 Tay Street	1	182	<p>Description: The Tay Street Historic Area contains a group of buildings that reflect some of the best examples of the City’s late nineteenth and early twentieth century built character located on Tay Street.</p> <p>Significance: Together they provide an excellent example of the distinctive heritage streetscape character of the west end of Tay Street, which is of high heritage and architectural significance.</p> <p>Protection: Yes. Boundaries are suitable at present.</p>

STREET FURNITURE – LOCALLY LISTED						
IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECTION TIER	PROPOSED DP REF. NO.	2016 ASSESSMENT SUMMARY
Kerb cobblestones	East side of Dee Street between Tay and Spey Streets; West side of Dee Street Between Tay and Esk Streets	Invercargill Within City Centre	No Legal Description	1	-	Protection: Yes. Entry appropriate as current.
Veranda posts and support brackets	Occur on many verandas on shopping streets	Invercargill Within City Centre	No Legal Description	1	-	Protection: Yes. Entry appropriate as current.

WAR MEMORIALS						
IDENTIFIER (OCTOBER 2016)	ADDRESS	LOCALITY	LEGAL DESCRIPTION	2016 PROTECTION TIER	REF. NO.	2016 ASSESSMENT SUMMARY
War Memorial (Cenotaph)	Dee and Gala Street Reserve	Invercargill	Deeds Index E/947	1	186	Protection: Yes. Entry as current